AGENDA

GARDEN GROVE PLANNING COMMISSION

OCTOBER 15, 2026 – 7:00 pm

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Planning Commission, should contact the Community Development Department at (714) 741-5312 or email planning@ggcity.org 72 hours prior to the meeting to arrange for special accommodations. (Government Code §5494.3.2).

Agenda Item Descriptions: Agenda item descriptions are intended to give a brief and general description of the item. The Planning Commission may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Planning Commission within 72 hours of a meeting, are made available for public inspection at the same time (1) in the Planning Services Division Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; and (2) at the Community Meeting Center at the time of the meeting.

Public Comments: Members of the public who attend the meeting in-person and would like to address the Planning Commission are requested to complete a yellow speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Recording Secretary before the meeting begins. General comments are made during "Oral Communications" and are limited to three (3) minutes and to matters the Planning Commission has jurisdiction over. Persons wishing to address the Planning Commission regarding a Public Hearing matter will be called to the podium at the time the matter is being considered. Members of the public who wish to comment on matters before the Commission, in lieu of doing so in person, may submit comments by emailing public-comment@ggcity.org no later than 3:00 p.m. the day of the meeting. The comments will be provided to the Commission as part of the meeting record.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

REGULAR MEETING AGENDA

ROLL CALL: COMMISSIONERS ASHLAND, BEARD, CUEVA, FLANDERS, LARICCHIA, LINDSAY, RAMIREZ

PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA

A. ORAL COMMUNICATIONS - PUBLIC

B. APPROVAL OF MINUTES – September 3, 2026

C. PUBLIC HEARING(S) (Authorization for the Chair to execute Resolution shall be included in the motion.)

C.1 SITE PLAN NO. SP-178-2026
TENTATIVE PARCEL MAP NO. PM-2025-119

APPLICANT: THINH NGUYEN
LOCATION: 11861 LOARA STREET

REQUEST: A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Site Plan for the construction of three (3) single-family residences and associated site improvements, and a Tentative Parcel Map to subdivide the existing 36,155 square-foot property into three (3) parcels, and a private road. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

STAFF RECOMMENDATION: Adopt a Resolution approving Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 pursuant to the recommended Conditions of Approval.

C.2 SITE PLAN NO. SP-120-2023 (TE1)
VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 (TE1)

APPLICANT: INVESTEL GARDEN RESORTS, LLC
LOCATION: 12233, 12235, 12337, 12239 CHOISSER ROAD

REQUEST: A request to approve a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, to consolidate four (4) existing parcels into a single 28,793 square-foot (0.66 acre) parcel, and to construct a six-story, 53 unit, residential apartment complex. A California Environmental Quality Act (CEQA) determination is not required as the project was previously exempted.

STAFF RECOMMENDATION: Approval of a one-year time extension for Site Plan No. SP-120-2023 (TE1) and Vesting Tentative Parcel Map No. PM-2021-206 (TE1).

D. MATTERS FROM COMMISSIONERS

E. MATTERS FROM STAFF

F. ADJOURNMENT

GARDEN GROVE PLANNING COMMISSION
Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

Meeting Minutes
Thursday, September 3, 2026

CALL TO ORDER: 7:01 p.m.

ROLL CALL:

Commissioner Ashland
Commissioner Beard
Commissioner Cueva
Commissioner Flanders
Commissioner Laricchia
Commissioner Lindsay
Commissioner Ramirez

Absent: Cueva, Flanders, Lindsay

PLEDGE OF ALLEGIANCE: Led by Commissioner Beard.

ORAL COMMUNICATIONS – PUBLIC – None

August 20, 2026 MINUTES:

Action: Received and filed.

Motion: Ramirez Second: Laricchia

Ayes: (4) Ashland, Beard, Laricchia, Ramirez
Noes: (0)
Absent: (3) Cueva, Flanders, Lindsay
Abstain: (0)

ITEM FOR CONSIDERATION – ITEM FOR CONSIDERATION NO. IFC-004-2026

Applicant: CITY OF GARDEN GROVE
Date: September 3, 2026

Request: A request for Planning Commission to consider and recommend that the City Council adopt non-binding design guidelines for the "Little Saigon" area in collaboration with the Cities of Fountain Valley and Santa Ana.

Action: Resolution No. 6151-26 was approved.

Motion: Ramirez Second: Beard

Ayes:	(3)	Beard, Laricchia, Ramirez
Noes:	(1)	Ashland
Absent:	(3)	Cueva, Flanders, Lindsay

MATTERS FROM COMMISSIONERS: Commissioner Beard thanked Commissioner Ashland for his experience and perspective on matters.

MATTERS FROM STAFF: Interim Director David Dent presented a project update to the Commission. Staff gave a brief description of the September 17th meeting agenda.

ADJOURNMENT: At 8:09 p.m.

_____

Carol Sebbo
Recording Secretary

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING STAFF REPORT

AGENDA ITEM NO.: C.1	**SITE LOCATION:** West side of Loara Street, north of Chapman Avenue, at 11861 Loara Street
HEARING DATE: October 15, 2026	**GENERAL PLAN:** LDR (Low Density Residential)
CASE NO.: Site Plan No. SP-178-2026, Tentative Parcel Map No. PM-2025-119	**ZONE:** R-1 (Single-Family Residential)
APPLICANT: Thinh Nguyen	**APN:** 090-491-07 & 090-491-08
PROPERTY OWNER: Saint John Loving Care, LLC	**CEQA DETERMINATION:** Exempt – Section 15303 – New Construction or Conversion of Small Structures & 15315 - Minor Land Divisions

REQUEST:

A request to subdivide an existing property, and construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Tentative Parcel Map to subdivide the existing 36,155 square-foot property into three residential (3) parcels and a private road, and a Site Plan for the construction of three (3) single-family residences and associated site improvements. Also, a front yard determination request to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. In conjunction with the request, the Planning Commission will also consider a determination that the project is categorically exempt from the California Environmental Quality Act (CEQA).

BACKGROUND:

The project site is a 36,155 square-foot lot located on the west side of Loara Street, north of Chapman Avenue, at 11861 Loara Street. The subject property has a General Plan Land Use Designation of LDR (Low Density Residential), and is zoned R-1 (Single-Family Residential). The subject property abuts R-1 zoned properties developed with single family homes to the north, west, south, and east across Loara Street. The minimum lot size of the surrounding residential zone is 7,200 square feet, however, a majority of the properties along Loara Street exceed the minimum lot size requirement.

The project site is currently improved with a two-story, 3,500 square-foot single-family dwelling with two (2) detached accessory structures. The existing dwelling was constructed prior to the City's incorporation.

In 2006, Site Plan No. SP-394-06 and Tentative Parcel Map No. PM-2006-126 were approved to allow the construction of two (2), two-story single-family dwellings on two (2) 18,028 square foot lots. However, a final Parcel Map was not recorded and entitlements have since expired.

The current property owners, Saint John Loving Care LLC, purchased the property in 2017. The property has an active code enforcement case for violations pertaining to landscape maintenance, storage of debris, storage of inoperable vehicles, and unsafe living conditions that originated in 2019. The City had been working to gain access to the property for inspection. In September 2023, the main residence was "Red Tagged". Recently, a demolition permit to demolish the existing dwelling and two (2) detached accessory structures was submitted in July 2026.

The applicant proposes to subdivide the property into three (3) individual parcels and a private road, as well as construct three (3) new single family residences on the resulting parcels. Section 9.040.030.D of the Garden Grove Municipal Code (GGMC) requires a Tentative Parcel Map whenever a parcel, or contiguous parcels, of land is proposed to be subdivided for the purposes of creating four or fewer lots. Section 9.32.030.D.3.a.i.(A) of the GGMC requires a Site Plan for single-family subdivisions. Pursuant to Section 9.32.030.D.11.a.xii, a minor deviation is required to make a determination as to which side of a corner lot in any zone is the front for purposes of applying requirements for setbacks; wall, fence and hedge height; parking; and landscaping.

PROJECT STATISTICS:

	Code	**Proposed**		
Density	11 units per acre	3.61 units per acre		
		Lot 1	Lot 2	Lot 3
Lot Size (R-1-7)	7,200 SF	11,932 SF	7,230 SF	8,066 SF
Lot Width Corner Lot Interior Lot	 65'-0" 60'-0"	 100'-5"	 74'-9 ¾"	 100'-0"
Maximum Lot Coverage[1]	50%	27.3%	45.1%	41.4%
Setbacks Front Side (Interior) Side (Street) Rear	 20'-0" 5'-0" 10'-0" 20% of Lot Depth, not to exceed 25'-0"	 57'-0" 9'-3" 24'-0" (Req. 23'-9")	 22'-0" 6'-5" 18'-6" (Req. 16'-1 ½")	 22'-9" 9'-0" 10'-10" 18'-6" (Req. 16'-1 ½")
Maximum Front Setback Coverage[2]	50%	35%	22.2%	16.7%

Parking[3] Enclosed Open	 3 3	 3 3	 3 3	 3 3
Maximum Building Height	35’-0”	28’-9”	28’-9”	28’-9”

1. Lot Coverage shall include all buildings and structures, (primary and accessory) and required uncovered parking spaces for the primary dwelling.
2. Maximum front setback coverage includes portions of driveways and pedestrian walkways, excepting portions of driveways that lead to a private garage, or legally converted garage, in the following amounts: 600 square feet for a three-car garage.
3. The Municipal Code requires single-family residences with five (5) to seven (7) bedrooms to provide parking at a rate of three (3) parking spaces in an enclosed garage, and three (3) open parking spaces.

DISCUSSION:

SITE PLAN:

Site Design and Circulation

The project would consist of subdividing an existing 36,155 square-foot lot into three (3) residential parcels in order to improve each lot with a new single-family residence. The project site would be accessed from a private street perpendicular to Loara Street. The private street would be designated as a fourth parcel containing the street and a sidewalk. The private street would be located along the southern portion of the project site, and provide direct access to each of the three (3) single-family parcels. The private street is designed with four (4) on-street parallel parking spaces and a turn-around area for trash trucks and emergency vehicles access. “No Parking” signs would be installed to allow for sufficient vehicular access. In addition, the project site would also be served by a sidewalk from Loara Street to provide pedestrian access to each parcel.

Each single-family residence is designed to comply with the single-family parking requirements of the Municipal Code. The required number of parking spaces for each single-family residence is based on the proposed number of bedrooms. The Municipal Code requires a three-car enclosed garage and three (3) open parking spaces for a dwelling with five (5) to seven (7) sleeping rooms. Each lot would provide a three-car enclosed garage, and three (3) open parking spaces to comply with the parking requirement for a single-family residence with five (5) sleeping rooms.

Each lot has been designed to comply with building setbacks, building height, lot coverage, and open space requirements of the R-1 (Single-Family Residential) zoning district.

Unit Design

The three (3) newly created lots would have varying lot sizes. Lot 1, which is to be located on the western portion of the project site, would have a lot size of 11,932 square feet. Lot 2 located in the center of the project site would have a lot area of

7,230 square feet. Lot 3, on the eastern end of the project site would have a lot area of 8,066 square feet.

Each of the three (3) newly created lots would contain a new, 3,789 square foot, two-story single-family dwelling with an attached three-car garage. On the first floor, each dwelling would feature a great room, a kitchen, dining area, a pantry, one (1) bedroom, one and one-half (1 ½) bathrooms, and an attached covered patio. The second floor would have an office/loft space, a laundry room, a balcony, three (3) bedrooms, three (3) bathrooms, and one (1) master bedroom with a private outdoor deck.

Building Design

The architectural style of each of the new single-family dwelling is contemporary in design that incorporates horizontal massing of expansive glass windows and wood accents along the exterior, emphasizing the dwelling's sharp lines. Each dwelling would incorporate a hipped roof with a parapet of varying heights surrounding it. The exterior materials proposed would incorporate textured and smooth stucco, wood siding, floor to ceiling glass windows, and tile roofing complementing each other.

Each single-family dwelling has been designed to comply with the second-story privacy provision requirements of the R-1 zone by providing windows that will minimize visual intrusion into adjacent properties' private recreation areas. In particular, the rear (north) elevation of the single-family dwellings on each new lot would include high clerestory windows and louvered, horizontal slats for each individual private deck, including the side (west) elevation of the singe-family dwelling on Lot 1.

Perimeter Walls and Landscaping

The project is required to maintain a minimum six-foot (6'-0") tall decorative masonry block wall along the perimeter of the project site, and along the interior property lines of each parcel. In addition, block walls that are to be constructed along the corner lot and driveway approaches are conditioned to not exceed a height of three feet (3'-0") for the purpose of vision clearance.

The applicant is required to provide a landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code. As part of the landscape plan, a variety of trees, shrubs, and flowers are required. The project has been conditioned as such.

TENTATIVE PARCEL MAP:

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Tentative Parcel Map No. PM-2025-119 to subdivide the existing property into three (3) lots that will be served by a private street (Lot 4). There is currently an abandoned well parcel (APN: 090-491-08) on the project site that would also be removed as part of the new subdivision. The proposed Tentative Parcel Map is in

conformance with the City's General Plan, the City's Subdivision Ordinance, the R-1 zone requirements, and the State's Subdivision Map Act.

Each lot has been designed to comply with the minimum lot width of sixty feet (60'-0") for interior lots and sixty-five feet (65'-0") for corner lots per the development standards of the R-1 zone. Each lot would comply with the minimum 7,200 square-foot lot size of the R-1-7 zone: 11,932 square feet (Lot 1), 7,230 square feet (Lot 2), and 8,066 square feet (Lot 3). Lot 3 is a corner lot and would provide a width of 100 feet, while the interior lots, Lots 1 and 2, would each provide a lot width of 100'-5" and 100'-1", respectively.

FRONT YARD DETERMINATION:

The applicant is requesting a front yard determination to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. Title 9 of the Municipal Code defines the "front yard" on properties having two street sides as that area of a lot that is along the shorter of the two street side property lines. However, Title 9 of the Municipal Code allows for a minor deviation to make a determination as to which side of a corner lot in any zone is the front for purposes of applying requirements for setbacks; wall, fence and hedge height; parking; and landscaping.

Lot 3 is designed as a corner lot, having a lot frontage of 100'-0" along the private street and 80'-6" along Loara Street. By definition, the frontage along Loara Street would be considered the "front yard". With the proposed subdivision, the proposed single-family dwelling to be located on Lot 3 would observe the required twenty-foot (20'-0") front yard setback from the private street, and the required ten-foot (10'-0") street side setback from Loara Street. The design and placement of the proposed dwelling is such that the front entry is oriented towards the street side of the property. In addition, development standards relating to parking, landscaping, and wall, fence and hedge height would be applied to the portion of Lot 3 fronting the private street. Therefore, the Loara Street side of the property would function as the "street side" of the property.

The front yard determination would not undermine or significantly revise the intent and purpose of the Municipal Code, it would not adversely affect the City's General Plan, and it would not cause any adverse effects on the health, peace, comfort or welfare or persons residing or working on adjoining properties. All other applicable provisions of Title 9 of the Municipal Code are complied with.

NO NET LOSS

The subject parcel is on the City's Housing Element Site Inventory List with a realistic capacity of one (1) above moderate-income unit. The project proposes to subdivide one (1) lot into three (3) residential lots and a private street to construct new, above moderate-income units on the newly created lots. The proposed number of above moderate-income units exceeds the number of above moderate-income units contemplated in the Housing Element for the site. Therefore, the City is not required

to make "No Net Loss" findings pursuant to Government Code Section 65863 and Garden Grove Municipal Code Section 9.60.030 in order to approve the proposed project.

REPLACEMENT HOUSING AND TENANT PROTECTIONS

Pursuant to Government Code §66300.6(a), the City may not approve a housing development project that would require the demolition of residential dwelling units unless the project would create at least as many residential dwelling units as would be demolished. This proposed project satisfies this requirement because it would replace one (1) existing unit with three (3) new dwelling units.

In order to prevent new development projects from displacing existing lower income rental households, Government Code §66300.6(b) also imposes several requirements that the City must require a developer to comply with when a proposed development project would require the demolition of occupied or vacant "protected units". "Protected units" include residential dwelling units that are or were occupied by lower or very-low-income rental households within the past five (5) years. In the instances where tenant information is not readily available, the units are presumed to be rented at income levels proportional to the citywide rental income levels. Any lower income unit demolished shall be replaced by a unit of equal or lower income level.

Prior to the unit being "Red Tagged" by City's Code Enforcement in September June 2023, the property has remained vacant, with the exception of unauthorized tenants without a lease agreement. With the unit unoccupied for at least five (5) years, there is no obligation for the applicant to provide a replacement affordable unit.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

The California Environmental Quality Act (CEQA) Class 3 exemption applies to the construction and location of new, small facilities or small structures (CEQA Guidelines §15303). In urbanized areas, up to three (3) single family residences may be constructed or converted under this exemption (CEQA Guidelines § 15303.a.). The subject request for the Site Plan would result in three (3) new single-family residences.

In addition, the California Environmental Quality Act (CEQA) Class 15 exemption applies to division of property in urbanized areas zoned for residential use into four or fewer parcels (CEQA Guidelines §15315.). The proposed division must be in conformance with the General Plan and zoning, and all services and access to the proposed parcels must be available and comply with local standards. The subject request for a Tentative Parcel Map would result in a total of four (4) parcels, three (3) single-family lots and one (1) private street which conform to the General Plan and Municipal Code requirements. The proposed parcels would be accessed and serviced by local infrastructure. Designating the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard is consistent with the City's General Plan and applicable zoning, and does not require a variance or an

exception, because it complies with the "minor deviation" requirements under the Municipal Code.

None of the exceptions to the Class 3 or Class 15 exemptions under CEQA Guidelines Section 15300.2 apply.

Therefore, the proposed project is exempt from CEQA.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6150-26, approving Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119, subject to the recommended Conditions of Approval.

Maria Parra, AICP
Planning Services Manager

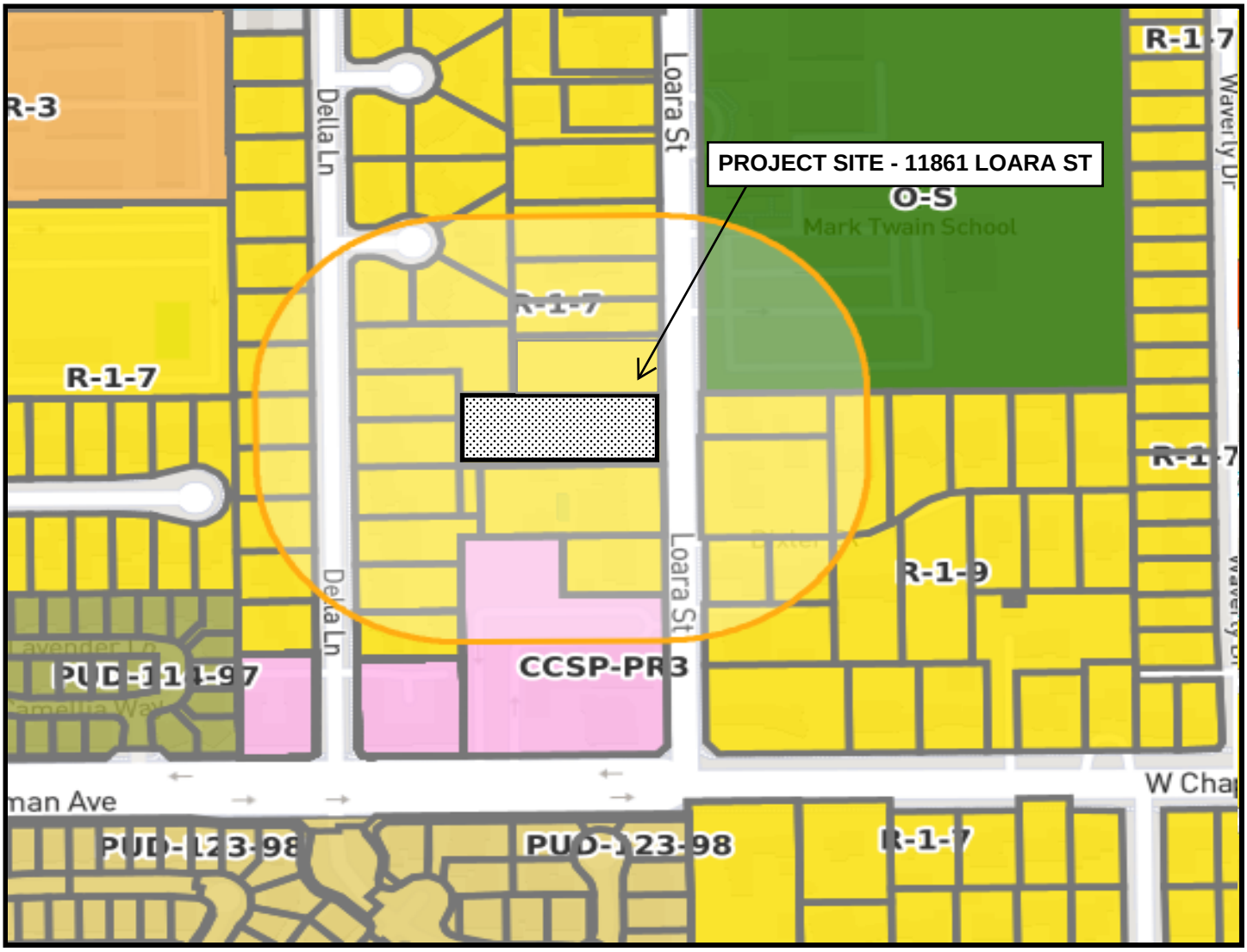
By: Zachary Hernandez
Assistant Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Tentative Parcel Map No. PM-2025-119
Attachment 4: Resolution No. 6150-26 with Exhibit "A" – Conditions of Approval

ATTACHMENT 1 - Vicinity Map

GARDEN GROVE

SITE PLAN NO. SP-178-2026
TENTATIVE PARCEL MAP NO. PM-2025-119



LEGEND

SUBJECT SITE - 11861 LOARA STREET

300 FOOT RADIUS

NOTES

1. SITE ADDRESS - 11861 LOARA STREET
2. ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)

CITY OF GARDEN GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING SERVICES DIVISION
OCTOBER 15, 2026

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 LOARA ST., GARDEN GROVE, CA 92840

CODE DATA

CODE EDITIONS:

2022 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA ENERGY CODE (TITLE 24 PARTG)
2022 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN CODE
2022 CALIFORNIA RESIDENTIAL CODE
MUNICIPAL CODE OF GARDEN GROVE CITY

PROJECT DATA

1. PROJECT ADDRESS: 11861 LOARA STREET, GARDEN GROVE, CA 92840
2. APPLICANT (CONTACT) NAME : THINH NGUYEN
   TELEPHONE: 714-855-0820

PROJECT DIRECTORY

OWNER

ST. JOHN LOVING CARE LLC.
11861 LOARA ST.,
GARDEN GROVE CA 92646
TELE: 714-858-3535

DESIGNER

TND STUDIO
WWW.TND-STUDIO.COM
TELE: 714-855-0820
CONTACT: THINH NGUYEN
EMAIL: THINH@TND-STUDIO.COM

SITE NOTES

GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, CHECK WITH OWNER, ARCHITECT, AND CIVIL/STRUCTURAL ENGINEER ANY DISCREPANCIES BEFORE COMMENCING WORK.

BUILDING DEPARTMENT NOTES

1. FINISH GRADE AROUND THE NEW STRUCTURE/ADDITION SHALL BE SLOPED WAY FROM THE BUILDING FOR DRAINAGE PURPOSES.
2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL, PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.
3. ALL CONCRETE SHALL BE TYPE V CEMENT, F'C = 4500 PSI (3000 PSI MIN.) @ 28 DAYS COMPRESSIVE STRENGTH WITH WATER/ CEMENT RATIO = 0.45.
4. EXTERIOR LIGHTING MOUNTED ON THE BUILDING TO BE HIGH EFFICACY OR CONTROLLED BY PHOTO CONTROL/ MOTION SENSOR COMBINATION.
5. **DEFERRED SUBMITTAL: NEW PHOTOVOLTAIC SYSTEM TO BE INSTALLED PER REQUIREMENTS OF PROVIDED ENERGY COMPLIANCE FORMS. APPROVED SOLAR PLANS AND ISSUED SOLAR PERMIT MUST BE PRESENTED BO BUILDING INSPECTOR PRIOR TO ROUGH FRAMING INSPECTIONS.**
6. ALL DOORS & WINDOWS SHALL MEET HUNTINGTON BEACH SECURITY ORDINANCE.
7. THE PLANS FOR SINGLE FAMILY DWELLINGS AND DUPLEXES ARE NOT CHECKED FOR ELECTRICAL, MECHANICAL, AND PLUMBING CODE COMPLIANCE AND THESE DISCIPLINES ARE SUBJECT TO FIELD INSPECTION AND APPROVAL BY THE INSPECTOR.

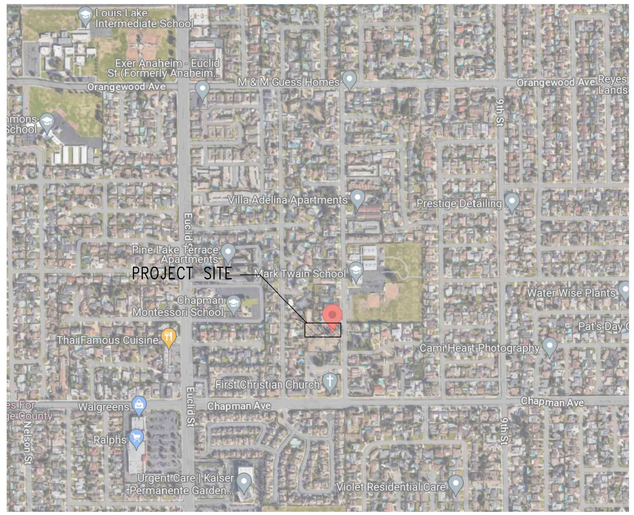
SCOPE OF WORK

NEW (3)-UNITS TWO-STORY SINGLE FAMILY HOUSE WITH THREE (3) CAR GARAGE, FIVE (5) BEDROOMS, FOUR (4) BATHROOMS, ONE (1) POWDER, LAUNDRY ROOM.

BUILDING CODE SUMMARY

11861 LOARA STREET, GARDEN GROVE, CA 92840		
LEGAL DESCRIPTION: N-TR 6317 LOT 90		
EXISTING ZONE	R-1-7 – RESIDENTIAL LOW DENSITY	
TYPE	SINGLE FAMILY	
APN	090-491-07	
OCCUPANCY	R3 (RESIDENCE) / U (GARAGE)	
FIRE SPRINKLER SYSTEM	FIRE SPRINKLED W/ NFPA 13D	
CONSTRUCTION TYPE	VB	
LOT SIZE	36,155 SF	
	REQUIRED	PROVIDED
FRONT SET BACK	20'	20'
REAR SET BACK ON LOT #1	24'	24'
REAR SET BACK ON LOT #2 & #3	16.1'	18'-1"
SIDE SET BACK	5'	5' MIN.
STREET SIDE SET BACK	10'	10'
SIDE 2ND FLOOR UNIT SET BACK	5'	5' MIN.
HEIGHT LIMIT	35'	28' -6"
PARKING SPACE	3	3
UNIT #1		
SINGLE FAMILY	5 BEDROOMS AND 4 BATHROOMS, 1 POWDER	
1ST FLOOR LIVING AREA	1,766 SF	
2ND FLOOR LIVING AREA	2,023 SF	
PORCH AREA	33 SF	
PATIO AREA	228 SF	
DRIVEWAY AREA	600 SF	
TOTAL LIVING AREA	3,789 SF	
3 CAR GARAGE	634 SF	
LOT SIZE	11,932 SF	
LOT COVERAGE (3,261/11,932)	27.3% < 50%	
UNIT #2		
SINGLE FAMILY	5 BEDROOMS AND 4 BATHROOMS, 1 POWDER	
1ST FLOOR LIVING AREA	1,766 SF	
2ND FLOOR LIVING AREA	2,023 SF	
PORCH AREA	33 SF	
PATIO AREA	228 SF	
DRIVEWAY AREA	600 SF	
TOTAL LIVING AREA	3,789 SF	
3 CAR GARAGE	600 SF	
LOT SIZE	7,230 SF	
LOT COVERAGE (3,227/7,230)	44.6% < 50%	
UNIT #3		
SINGLE FAMILY	5 BEDROOMS AND 4 BATHROOMS, 1 POWDER	
1ST FLOOR LIVING AREA	1,766 SF	
2ND FLOOR LIVING AREA	2,023 SF	
PORCH AREA	112 SF	
PATIO AREA	228 SF	
DRIVEWAY AREA	600 SF	
TOTAL LIVING AREA	3,789 SF	
3 CAR GARAGE	634 SF	
LOT SIZE	8,066 SF	
LOT COVERAGE (3,340/8,066)	41.4% < 50%	

VICINITY MAP



TRUE NORTH

BIRD'S EYE VIEW



SP-178-2026 & PM-2025-119

DRAWING INDEX

SHEET NUMBER	SHEET TITLE	DESCRIPTION	DATE 07/15/24 RESPOND TO COMMENTS		
	ARCHITECTURAL				
A-0.1	DRAWING INDEX, NOTES, VICINITY MAP	●			
A-1.1	EXISTING SITE PLAN	●			
G	PRELIM GRADING PLAN	●			
A-1.2	PROPOSED SITE PLAN	●			
A-1.3	FIRETRUCK MANOUVER PLAN	●			
A-2.1	PROPOSED 1ST FLOOR PLAN ON UNIT #1	●			
A-2.2	PROPOSED 2ND FLOOR PLAN ON UNIT #1	●			
A-2.3	PROPOSED 1ST FLOOR PLAN ON UNIT #2	●			
A-2.4	PROPOSED 2ND FLOOR PLAN ON UNIT #2	●			
A-2.5	PROPOSED 1ST FLOOR PLAN ON UNIT #3	●			
A-2.6	PROPOSED 2ND FLOOR PLAN ON UNIT #3	●			
A-3.1	PROPOSED ROOF PLAN ON UNIT #1	●			
A-3.2	PROPOSED ROOF PLAN ON UNIT #2	●			
A-3.3	PROPOSED ROOF PLAN ON UNIT #3	●			
A-4.1	PROPOSED BUILDING EXTERIOR ELEVATIONS	●			
A-4.2	PROPOSED BUILDING EXTERIOR ELEVATIONS LOT #1	●			
A-4.3	PROPOSED BUILDING EXTERIOR ELEVATIONS LOT #1	●			
A-4.4	PROPOSED BUILDING EXTERIOR ELEVATIONS LOT #2	●			
A-4.5	PROPOSED BUILDING EXTERIOR ELEVATIONS LOT #2	●			
A-4.6	PROPOSED BUILDING EXTERIOR ELEVATIONS LOT #3	●			
A-4.7	PROPOSED BUILDING EXTERIOR ELEVATIONS LOT #3	●			
A-5.1	RENDERINGS	●			
A-5.2	RENDERINGS	●			
A-5.3	RENDERINGS	●			
A-5.4	RENDERINGS	●			

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

NOTES
DRAWING INDEX
PROJECT INFO
VICINITY MAP

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-0.1

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

KEYNOTES

01 EXISTING 6' H. WOOD FENCE TO BE REMOVED.

02 EXISTING 6' H. BLOCK WALL TO REMAIN.

03 EXISTING 2'-6" BLOCK WALL TO REMAIN.

04 (E) 6' H. WOOD SWING GATE TO BE REMOVED.

05 SEPARATE PROPERTY UNDER THE SAME OWNERSHIP

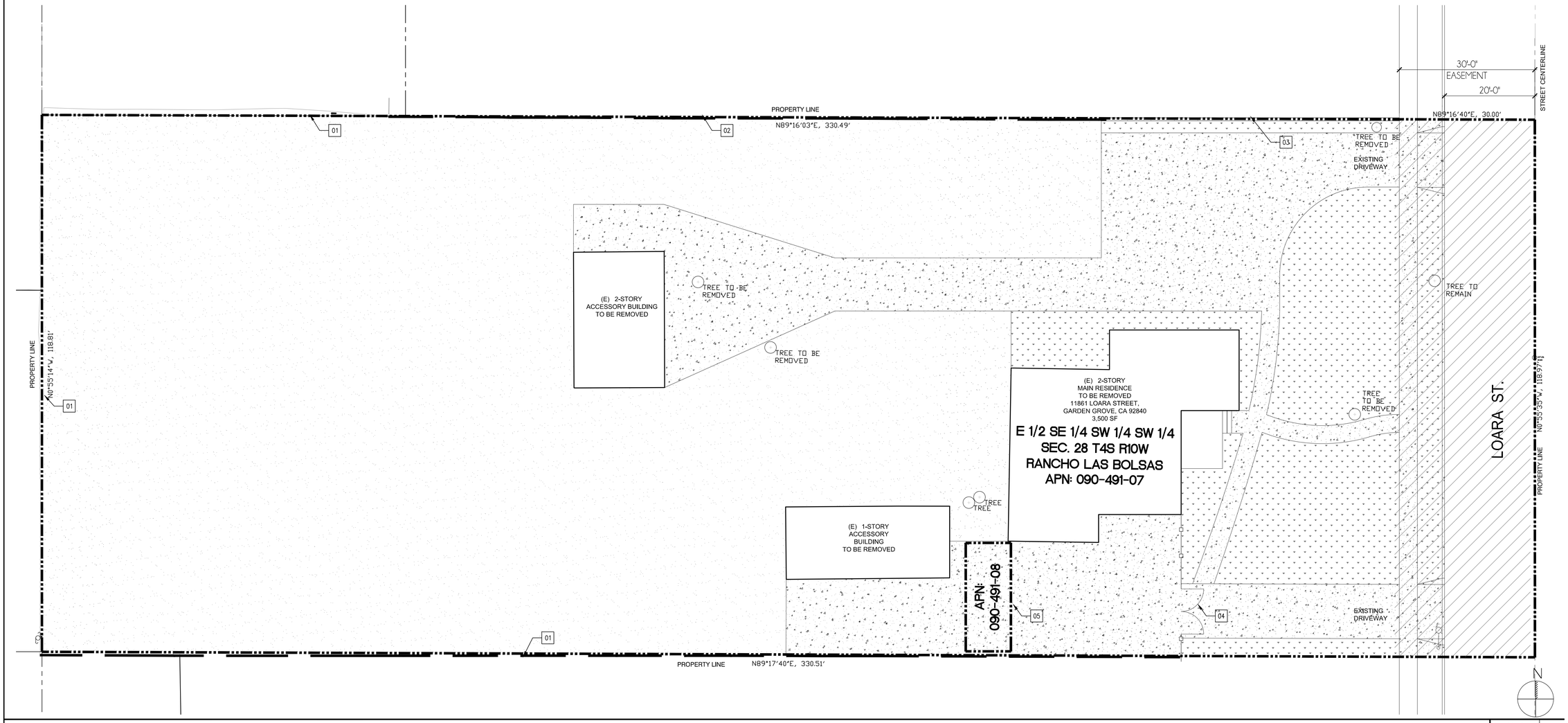
LEGEND

PROPERTY LINE

LANDSCAPE AREA

CONC. PAVING FOR DRIVEWAY / WALKWAY

DIRT AREA



EXISTING SITE PLAN

SCALE 3/32"=1'-0" 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

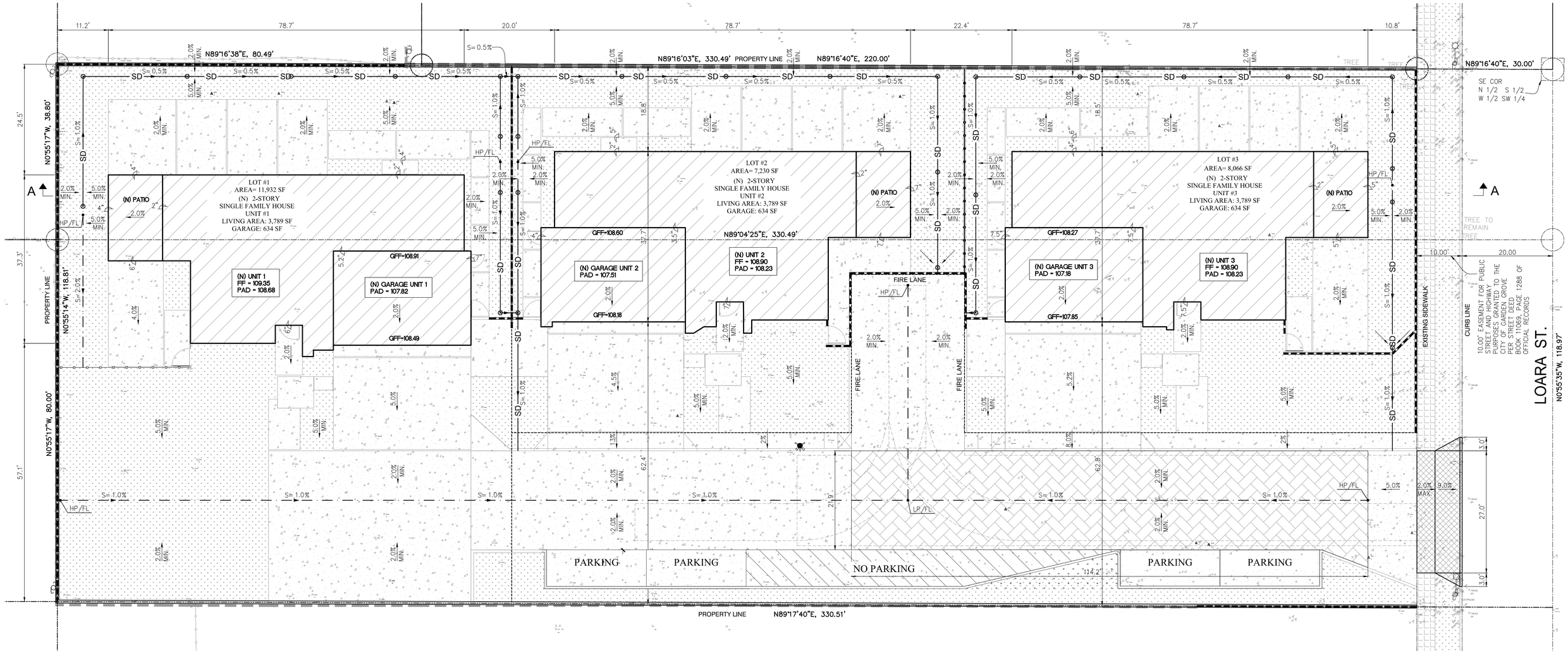
PROPOSED SITE PLAN

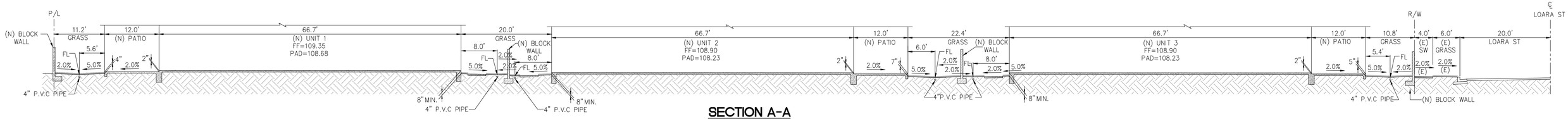
PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-1.2

07/15/24 ISSUE FOR REVIEW COMMENTS





SECTION A-A
SCALE: 1' = 10'

LEGEND

	EXISTING	PROPOSED
BLOCK WALL		
WOOD FENCE		
STEEL FENCE		
CURB & GUTTER	CURB, GUTTER, EP	CURB, GUTTER, EP

CENTERLINE
PROPERTY LINE
FLOWLINE
DRAIN PIPE — SD —
DRAIN DIRECTION

LANDSCAPE AREA
CONC. WALKWAY
CONC. DRIVEWAY
CONC. DRIVEWAY APPROACH

CONC. SIDEWALK
PERMEABLE PAVERS

SCALE IN FEET
1 inch = 10 ft.

811 Know what's below. Call before you dig.

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

BENCH MARK:
OCS GG-128, NAVD88; ELEVATION: 94.031', YEAR LEVELED: 2012.
DESCRIPTION: FOUND 2 ½"BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE SOUTHEAST CORNER OF A 10 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF LAMPSON AVE. AND EUCLID AVE. AT THE B.C.R. AND 1.5 FT. WEST OF THE CURB FACE.

OWNER OR DEVELOPER:
OWNER: THINH NGUYEN
ADDRESS: 11861 LOARA ST, GARDEN GROVE, CA 92840
TEL: (714) 855-0820.

PREPARED BY:
DONG ENGINEERING, INC.
ADDRESS: 7661 GARDEN GROVE BLVD., GARDEN GROVE, CA 92841.
TEL: (714) 617-5979.
EMAIL: INFO@DONGENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER — TRUONG DONG — C75456 EXP. 03/31/2026 CIVIL — STATE OF CALIFORNIA
DATE SIGNED: 9/10/24

PRELIM GRADING PLAN

SITE ADDRESS: 11861 LOARA ST.

G-

SHEET 1 OF 1

SCALE: AS NOTED | DRAWN BY: GC | CHECKED BY: TD

CITY OF GARDEN GROVE

KEYPLAN

KEYNOTES

01 NEW BLOCK WALLS TO MATCH ADJACENT.

02 EXISTING 6' H. BLOCK WALL TO REMAIN.

03 NEW 6' H. BLOCK WALL TO MATCH ADJACENT.

04 (N) 6' H. VINYL FENCE.

05 BOUNDARY OF BUILDABLE AREA

06 "NO PARKING" SIGN

07 ADA ACCESS

08 TALL ITALIAN CYPRESS TREES ALONG THE WEST WALL TO BLOCK THE VIEW TO THE NEIGHBOR

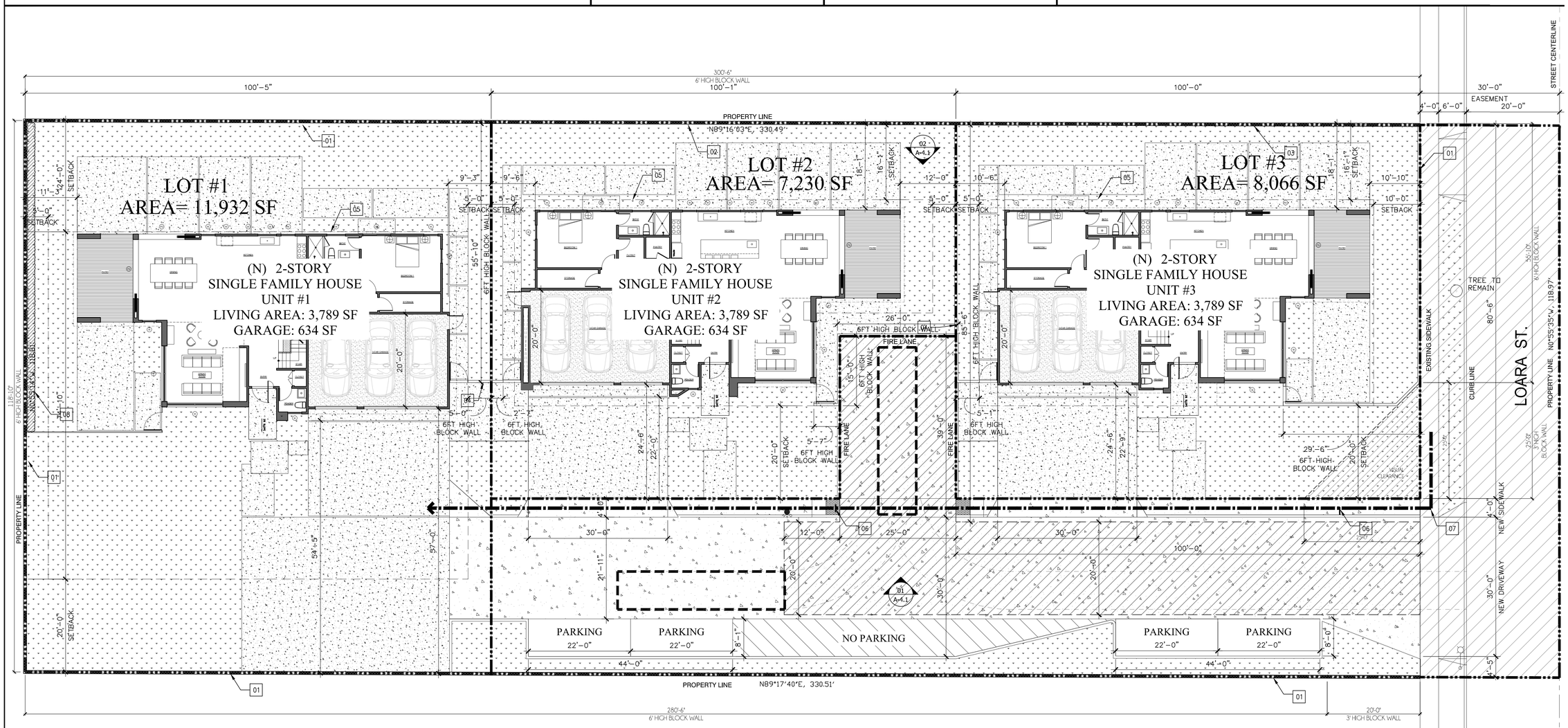
LEGEND

PROPERTY LINE

LANDSCAPE AREA

CONCRETE PAD

CONCRETE PAVING FOR PRIVATE STREET/ SIDEWALK



PROPOSED SITE PLAN

SCALE 3/32"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED SITE PLAN

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-1.2

07/15/24 ISSUE FOR REVIEW COMMENTS

KEYNOTES

01 NEW FIRE HYDRANT

FIRE AUTHORITY NOTES

OCFA Fire Master Plan Notes (1-1-17)

All of the notes listed in the INSPECTION REQUIREMENTS and GENERAL REQUIREMENTS sections shall be placed, verbatim, on the plan under the heading "FIRE AUTHORITY NOTES." Include individual notes, as applicable, from the PROJECT-SPECIFIC REQUIREMENTS section.

INSPECTION REQUIREMENTS

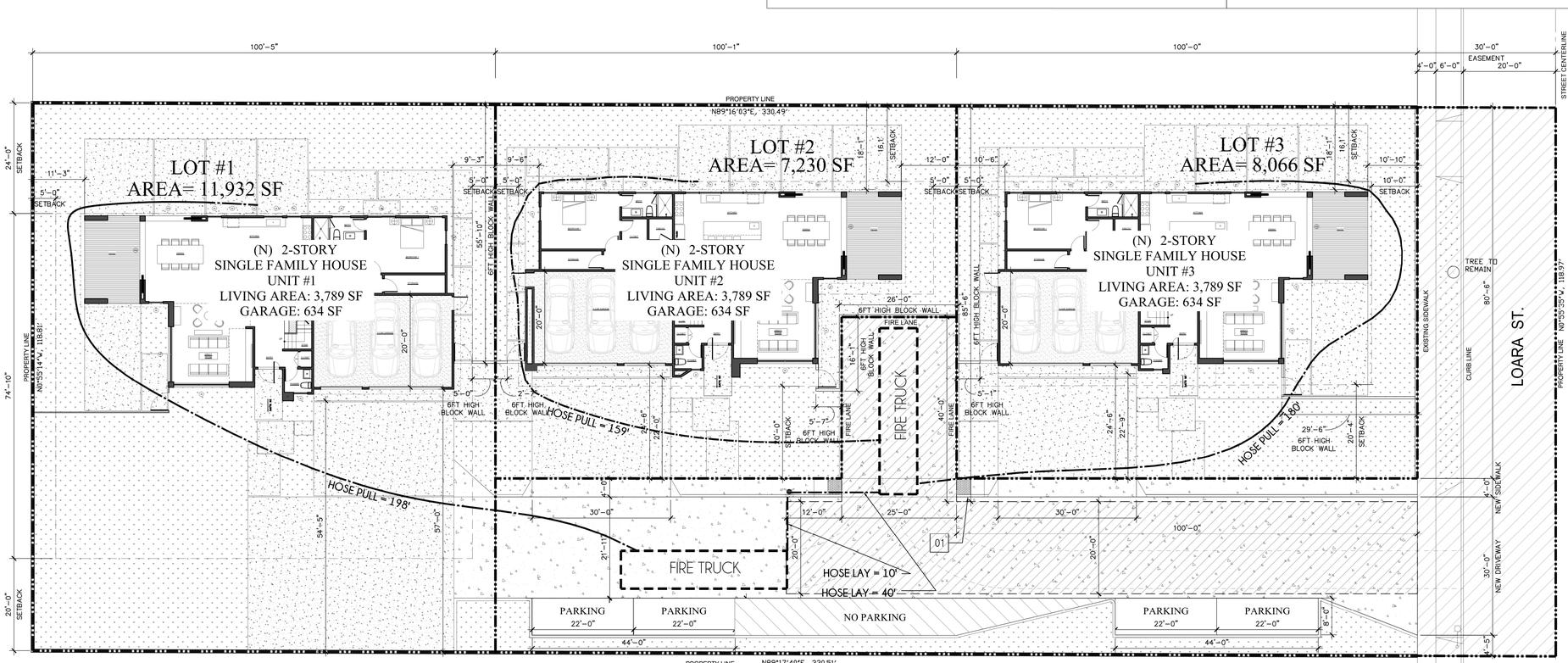
1. OCFA site inspections are required for this project. Please schedule all field inspections at least 48 hours in advance. Inspections canceled after 1 p.m. on the day before the scheduled date will be subject to a re-inspection fee. Call OCFA Inspection Scheduling at (714) 573-6150.
2. A lumber drop inspection shall be performed prior to bringing combustible materials (or combustible fixtures and finishes for structures of non-combustible construction). All-weather access roads capable of supporting 68,000 lbs., topped with asphalt, concrete, or equivalent shall be in place and hydrants operational at time of lumber drop inspection.
3. For projects with fuel modification, a vegetation clearance inspection is required prior to a lumber drop inspection. Use the fuel modification plan service request number to schedule the vegetation clearance inspection.
4. Phased installation of fire access roads requires additional inspections not covered by the fees paid at plan submittal. Contact Inspection Scheduling to arrange for additional inspections that may be needed and any fees that may be due.
5. An original approved, signed, wet-stamped OCFA fire master plan shall be available on-site at time of inspection.
6. Access roads and hydrants shall be maintained and remain clear of obstructions at all times during and after construction. Areas where parking is not permitted shall be clearly identified at all times. Obstruction of fire lanes and hydrants may result in cancellation or suspension of inspections.
7. Temporary fuel tanks of 60 or more gallons shall be reviewed, inspected, and permitted by the OCFA prior to use.
8. The project address shall be clearly posted and visible from the public road during construction.
9. All gates in construction fencing shall be equipped with either a Knox or breakaway padlock.
10. Buildings of four or more stories shall be provided with stairs and a standpipe before reaching 40 feet in height.

GENERAL REQUIREMENTS

11. Fire lane widths shall be measured from top face of the curb to top face of the curb for fire lanes with standard curbs and gutters and from flow-line to flow-line for fire lanes with modified curb designs (e.g., rolled, ramped, etc.). The developer is responsible to verify that all approved public works or grading department street improvement plans or precise grading plans conform to the minimum street width measurements per the approved OCFA fire master plan and standards identified in OCFA Guideline B-09 for all portions of the fire access roads.
12. Permanent, temporary, and phased emergency access roads shall be designed and maintained to support an imposed load of 68,000 lbs. and surfaced to provide all-weather driving capabilities.
13. Fire lane signs and red curbs shall meet the specifications shown in OCFA Guideline B-09 and shall be installed as described therein. Additional fire lane markings may be required at the time of inspection depending on field conditions.
14. All fire hydrants shall have a "Blue Reflective Pavement Marker" indicating their location per the OCFA standard. On private property markers are to be maintained in good condition by the property owner.
15. Address numbers shall be located and be of a color and size so as to be plainly visible and legible from the roadway from which the building is addressed in accordance with OCFA Guideline B-09. Wayfinding signs, when required by the local AHJ, shall comply with the standards of that agency. When wayfinding signs are also required by the OCFA, they may be designed to local AHJ requirements provided that such standards facilitate location of structures, suites, and dwelling units by emergency personnel.
16. Access gates shall be approved prior to installation and shall be in compliance with Chapter 5 of the CFC and OCFA guidelines.
17. Approved access walkways shall be provided to all required openings and all rescue windows.
18. Vegetation shall be selected and maintained in such a manner as to allow immediate access to all hydrants, valves, fire department connections, pull stations, extinguishers, sprinkler risers, alarm control panels, rescue windows, and other devices or areas used for firefighting purposes. Vegetation or building features shall not obstruct address numbers or inhibit the functioning of alarm bells, horns, or strobes.
19. Dumpsters and trash containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved sprinkler system.
20. Any future modification to the approved Fire Master Plan or approved site plan, including but not limited to road width, grade, speed humps, turning radii, gates or other obstructions, shall require review, inspection, and approval by the OCFA.
21. Approval of this plan shall not be construed as approval of any information or project conditions other than those items and requirements identified in OCFA Guideline B-09 and related portions of the 2016 CFC and CBC. This project may be subject to additional requirements not stated herein upon examination of actual site and project conditions or disclosure of additional information.

PROJECT-SPECIFIC REQUIREMENTS (Include only those notes that are applicable to the project as designed; some notes may need to be modified to address specific project conditions)

22. An underground piping plan is required for the installation of an automatic fire sprinkler system or for a private fire hydrant system. A separate plan submittal is required.
23. An architectural plan is required to be submitted to the OCFA for review and approval for projects containing A, C, E, F, H, I, L, and R-4 occupancies. A plan may also be required for R-1 and R-2 occupancies over two stories or those utilizing sprinklers or fire walls to increase the maximum building size allowed—see OCFA Info Bulletin 02-13.
24. A chemical classification and hazardous materials compliance plan shall be approved by the OCFA prior to any hazardous materials being stored or used on site. A separate plan submittal is required.
25. Buildings used for high-piled storage shall comply with CFC requirements. A separate plan submittal is required if materials will be stored higher than 12 feet for lower-hazard commodities, or higher than six feet for high-hazard commodities such as plastics, rubber, flammable/combustible liquids, tires, carpet, etc.
26. An automatic fire sprinkler system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. Sprinkler systems, other than those listed in CFC 903.4, shall be monitored by an approved central station. Separate plan submittals for the sprinkler and monitoring systems are required.
27. Buildings containing industrial refrigeration systems shall comply with CFC requirements. A separate plan submittal is required if refrigerant quantities exceed thresholds.
28. A fire alarm system shall be installed in accordance with applicable codes and local ordinances, amendments, and guidelines. A separate plan submittal is required.
29. Structures located in a Fire Hazard Severity Zone or Wildland-Urban Interface area are subject to the construction requirements prescribed in Chapter 7A of the 2016 CBC and/or Section 337 of the 2016 CRC. Construction materials/methods are reviewed and inspected by the Building Department.
30. One or more structures shown on this plan are located adjacent to a fuel modification area. Changes to the fuel modification zone landscaping, new structures, or addition/alteration to existing structures requires review and approval by the OCFA.
31. Projects located in State Responsibility Areas shall also comply with all applicable requirements from Title 14, Div. 1.5, Ch. 7, SubCh. 2 "SRA Fire Safe Regulations" and Guideline B-09a.
32. Structures meeting the criteria in CFC 510.1 shall be provided with an emergency responder radio system. Refer to CFC 510.2 through 510.6.3 and DAS/BDA guidelines published by OC Sheriff's Communication and Technology Division and OCFA for technical and submittal information.



FIRE MASTER PLAN

SCALE 3/32"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

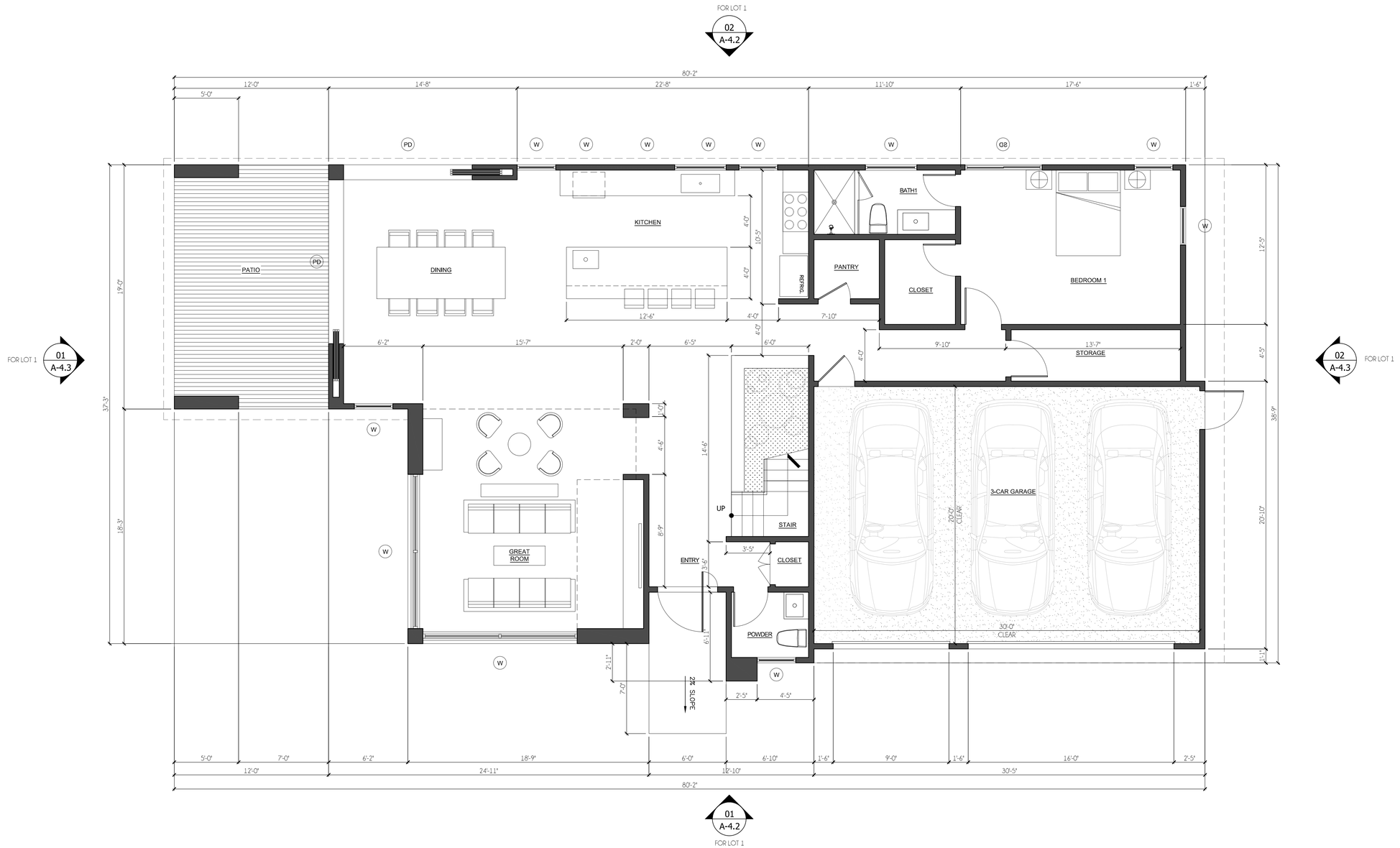
FIRE MASTER PLAN

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-1.3

07/15/24 ISSUE FOR REVIEW COMMENTS



PROPOSED 1ST FLOOR PLAN ON LOT #1

SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

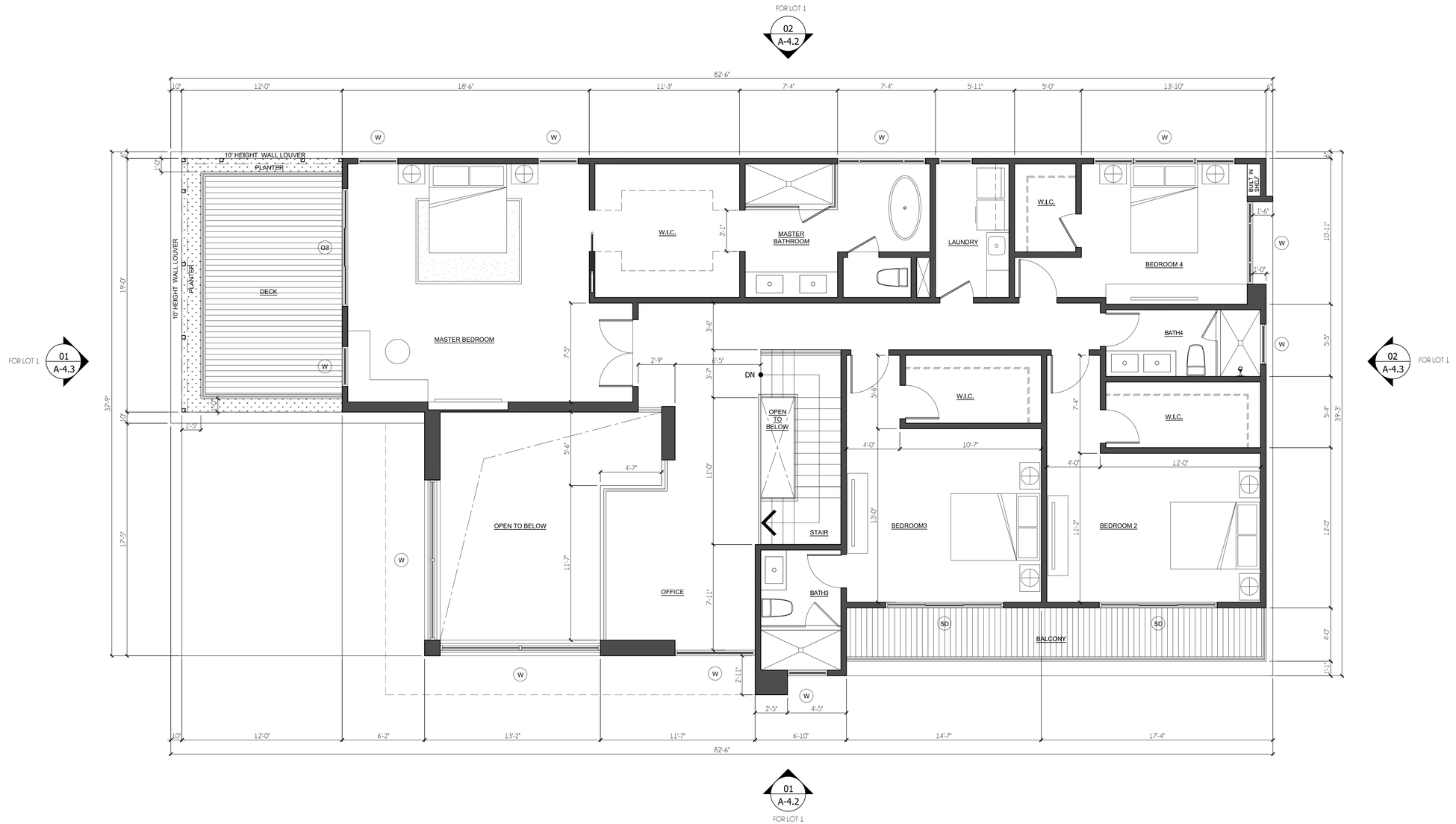
1ST FLOOR PLAN ON LOT #1

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-2.1

07/15/24 ISSUE FOR REVIEW COMMENTS



TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

2ND FLOOR PLAN ON LOT #1

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

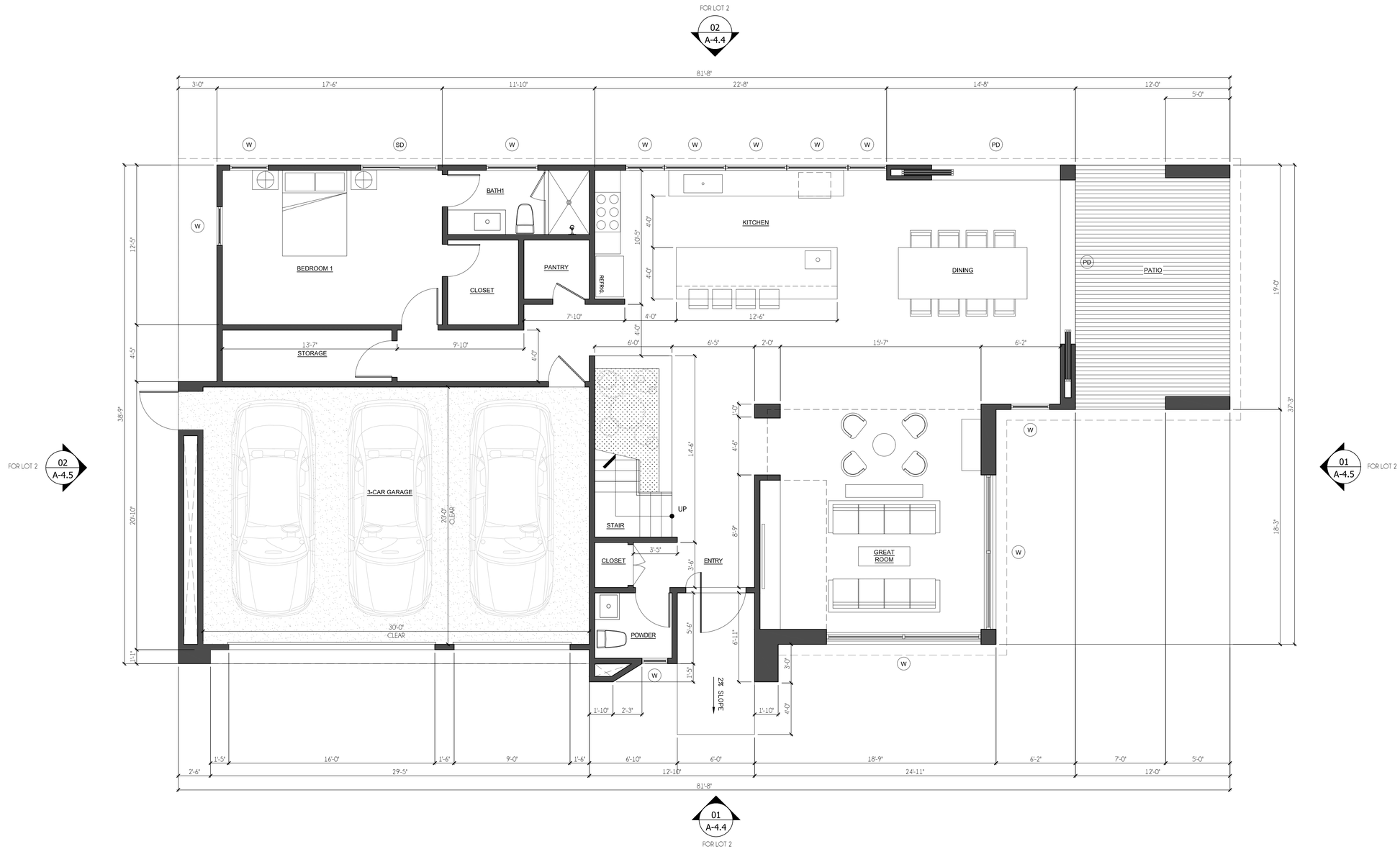
A-2.2

PROPOSED 2ND FLOOR PLAN ON LOT #1

SCALE 1/4"=1'-0" 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

07/15/24 ISSUE FOR REVIEW COMMENTS



PROPOSED 1ST FLOOR PLAN ON LOT #2

SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

1ST FLOOR PLAN ON LOT #2

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-2.3

07/15/24 ISSUE FOR REVIEW COMMENTS



PROPOSED 2ND FLOOR PLAN ON LOT #2

SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

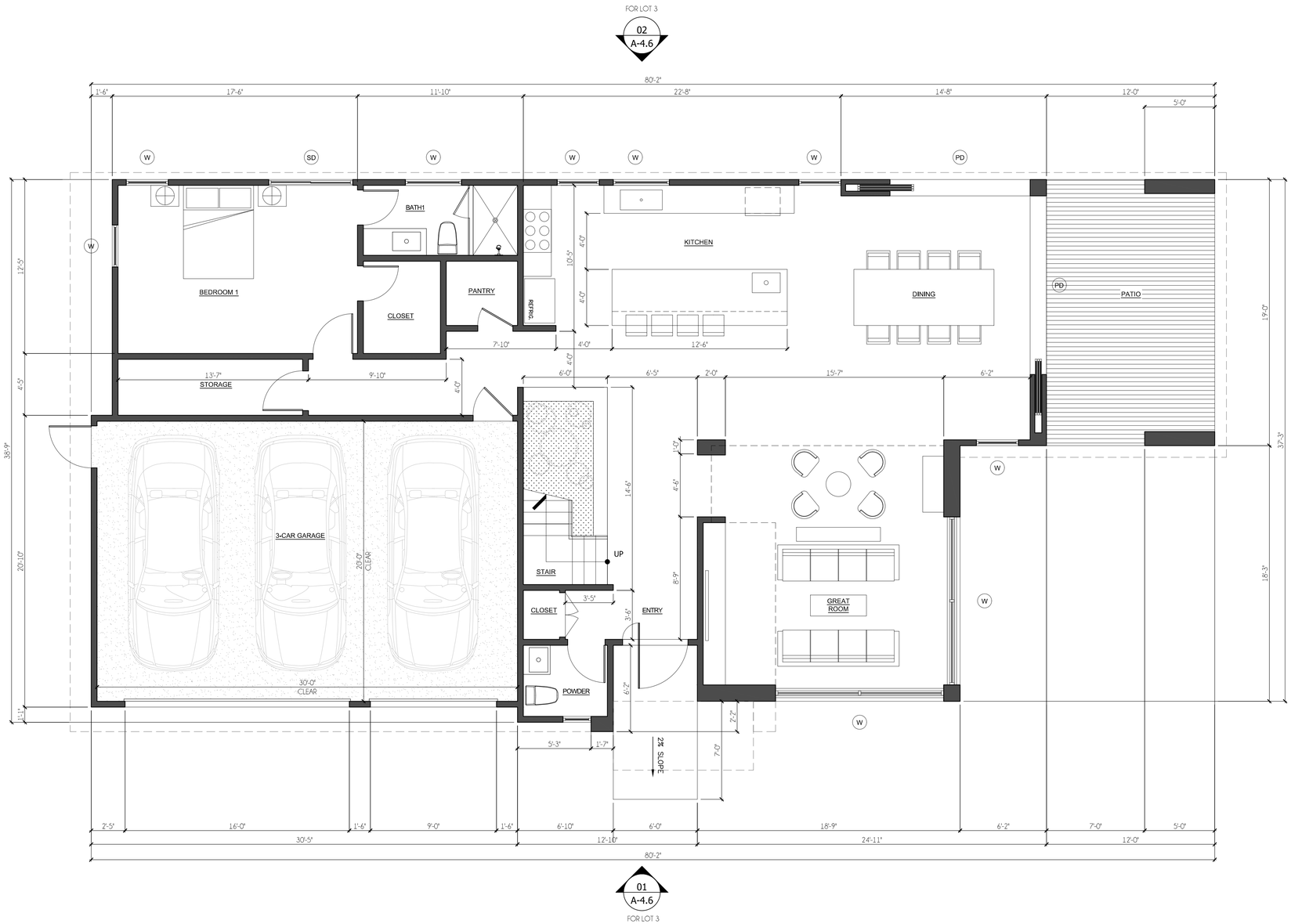
2ND FLOOR PLAN ON LOT #2

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-2.4

07/15/24 ISSUE FOR REVIEW COMMENTS



PROPOSED 1ST FLOOR PLAN ON LOT #3

SCALE 1/4"=1'-0" 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

1ST FLOOR PLAN ON LOT #3

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-2.5

07/15/24 ISSUE FOR REVIEW COMMENTS



PROPOSED 2ND FLOOR PLAN ON LOT #2

SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

2ND FLOOR PLAN ON LOT #3

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-2.6

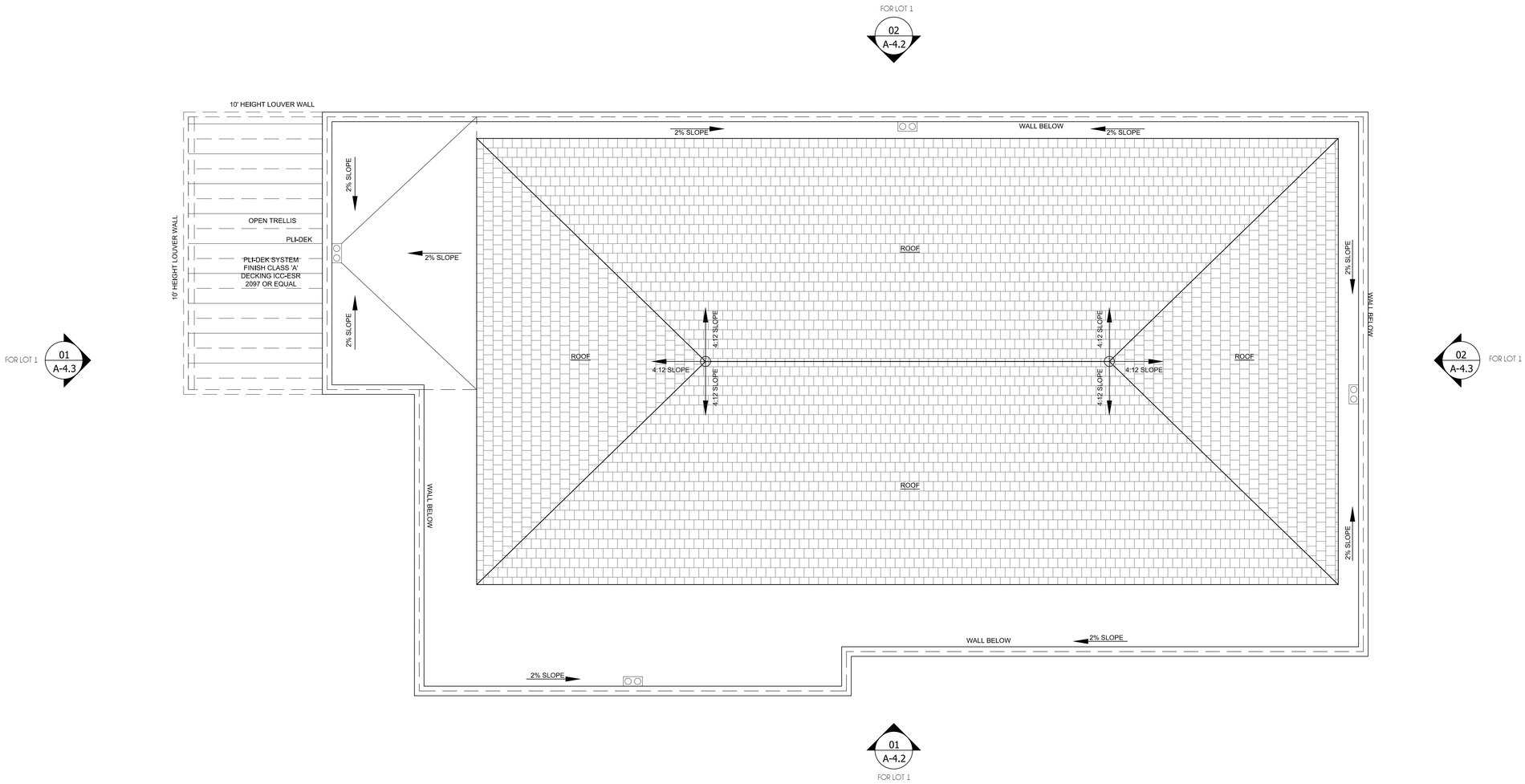
07/15/24 ISSUE FOR REVIEW COMMENTS

NOTES

1. DECK & BALCONY ARE PLI-DEK SYSTEM FINISH CLASS 'A' DECKING. REFER TO ICC-ESR-2097 OR EQUAL.

ROOF PLAN LEGEND

CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR



PROPOSED ROOF PLAN ON LOT #1

SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

ROOF PLAN
ON LOT #1

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-3.1

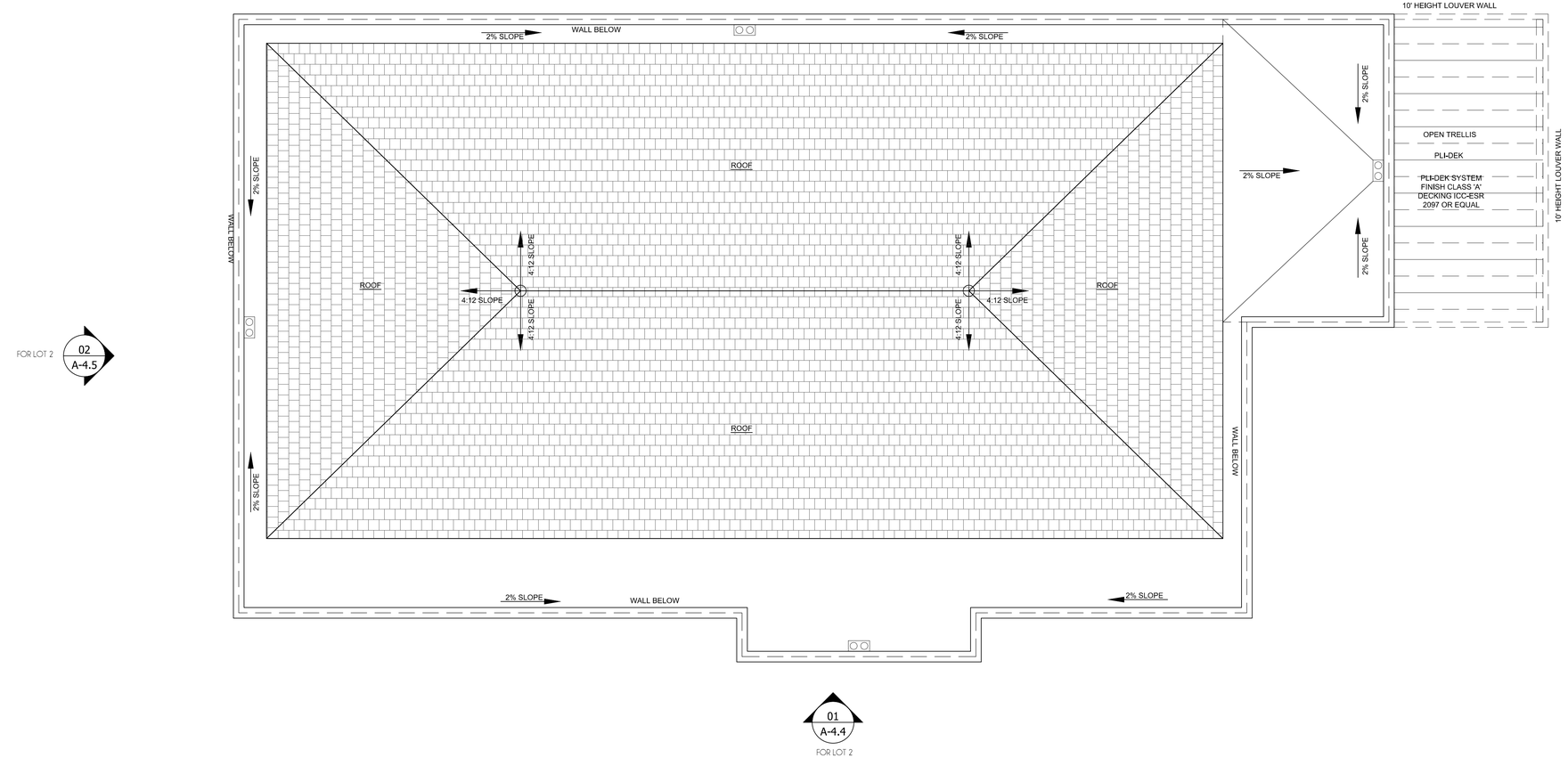
07/15/24 ISSUE FOR REVIEW COMMENTS

NOTES

1. DECK & BALCONY ARE PLI-DEK SYSTEM FINISH CLASS 'A' DECKING. REFER TO ICC-ESR-2097 OR EQUAL.

ROOF PLAN LEGEND

CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR



TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

ROOF PLAN
ON LOT #2

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-3.2

PROPOSED ROOF PLAN ON LOT #2

SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

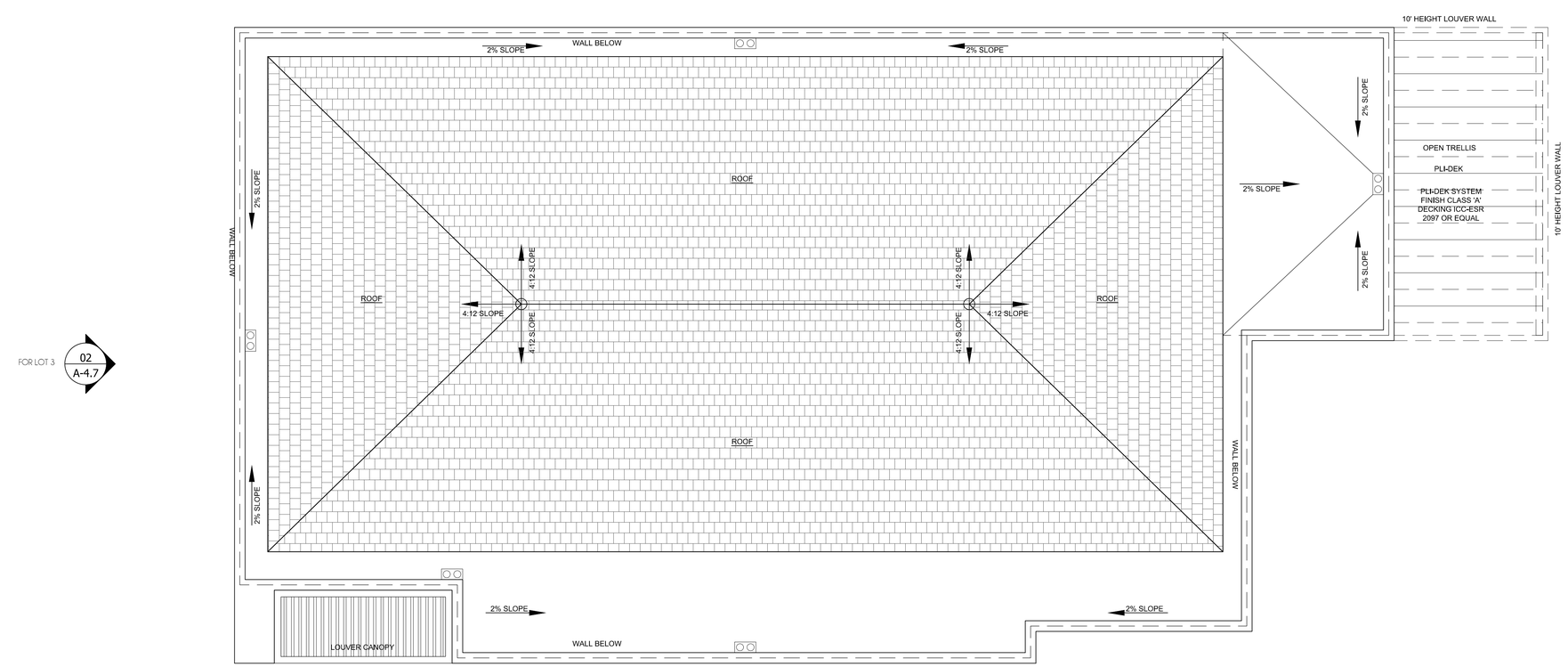
07/15/24 ISSUE FOR REVIEW COMMENTS

NOTES

1. DECK & BALCONY ARE PLI-DEK SYSTEM FINISH CLASS 'A' DECKING. REFER TO ICC-ESR-2097 OR EQUAL.

ROOF PLAN LEGEND

CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR



TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

ROOF PLAN
ON LOT #3

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-3.3

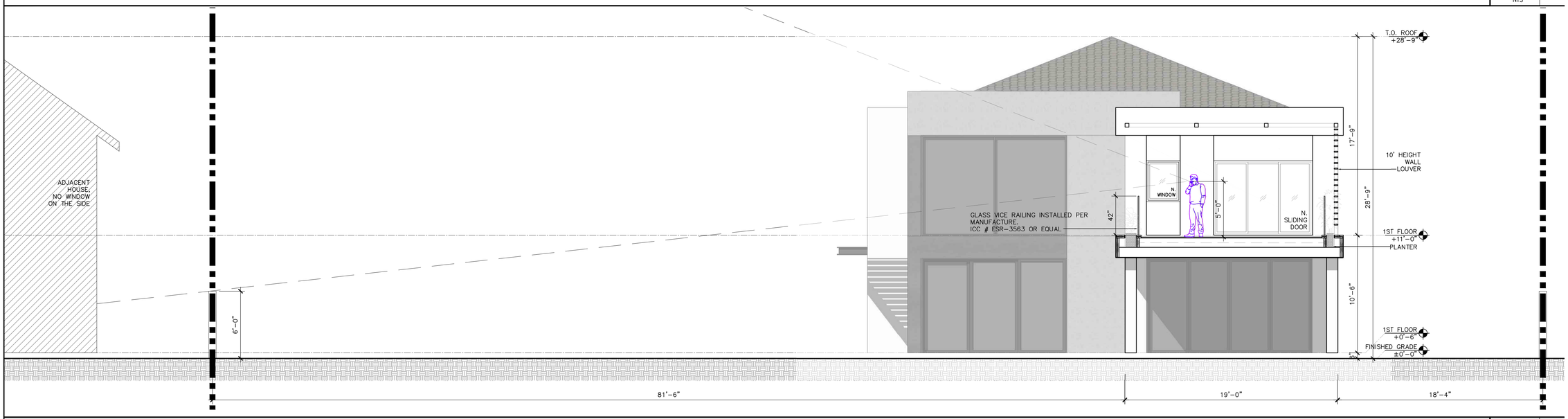
PROPOSED ROOF PLAN ON LOT #3 | SCALE 1/4"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

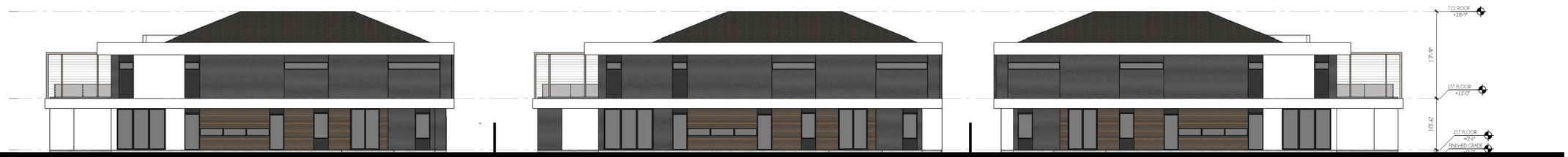
07/15/24 ISSUE FOR REVIEW COMMENTS



LOUVER IMAGE FOR REFERENCE | SCALE NTS | 04



SIGHT LINE SECTION | SCALE NTS | 03



WHOLE SITE NORTH ELEVATION | SCALE 3/32"=1'-0" | 02



WHOLE SITE SOUTH ELEVATION | SCALE 3/32"=1'-0" | 01

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

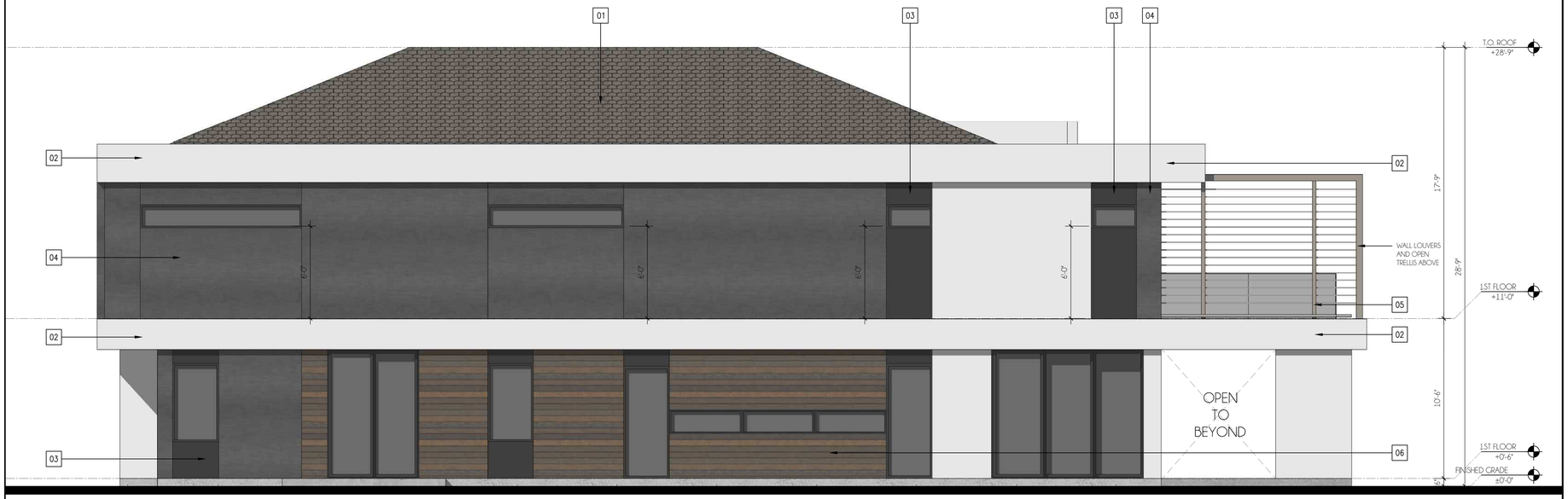
PROPOSED BUILDING EXTERIOR ELEVATION LOT #1#2#3

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-4.1

07/15/24 ISSUE FOR REVIEW COMMENTS



NORTH ELEVATION

SCALE 1/4"=1'-0" 02



SOUTH ELEVATION

SCALE 1/4"=1'-0" 01

KEYNOTES

1. CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR
2. STUCCO
3. STUCCO
4. SMOOTH STUCCO
5. 42" H. GLASS GUARDRAIL
6. WOOD SIDING
7. STUCCO
8. EXTERIOR LIGHT FIXTURE

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED BUILDING EXTERIOR ELEVATION LOT #1

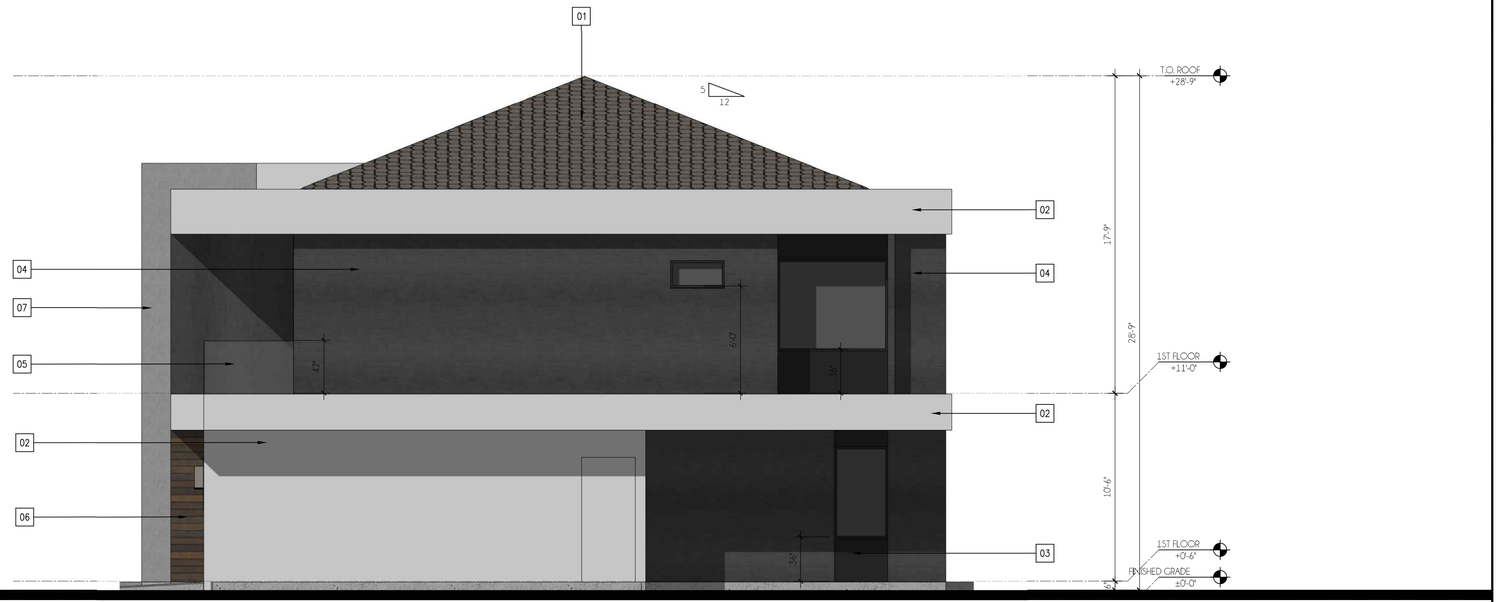
PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

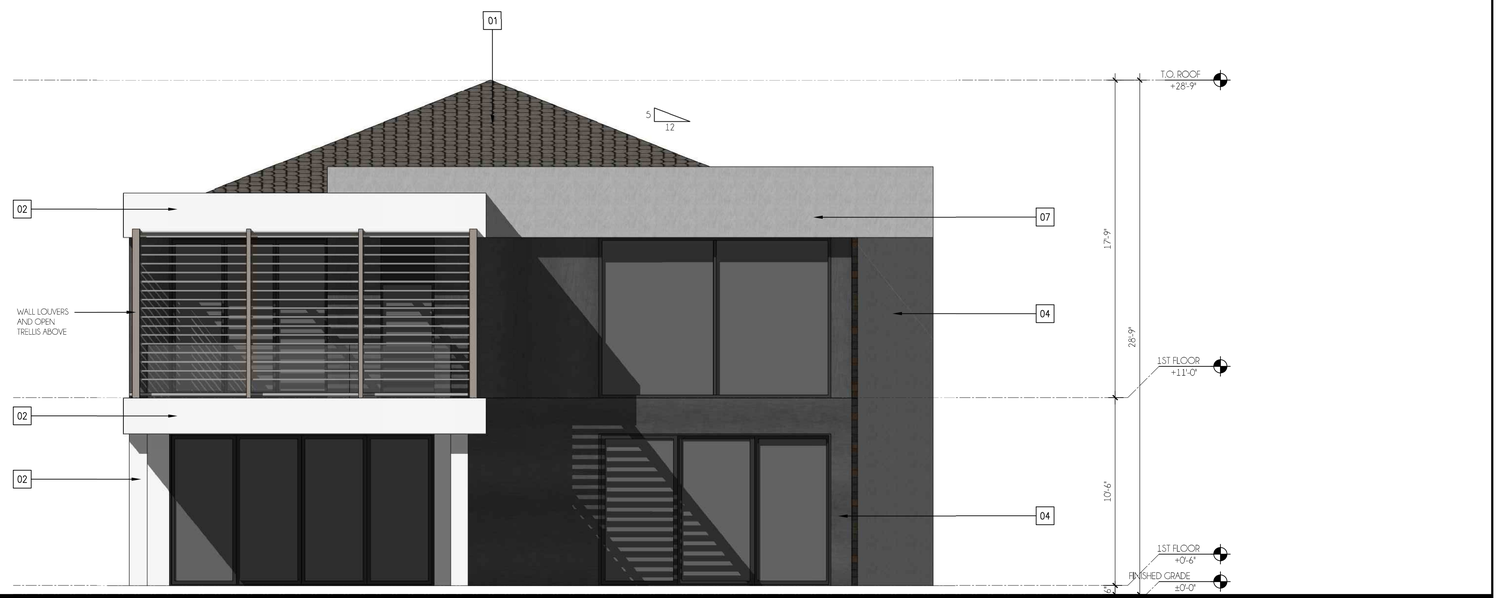
A-4.2

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



EAST ELEVATION | SCALE 1/4"=1'-0" | 02



WEST ELEVATION | SCALE 1/4"=1'-0" | 01

KEYNOTES

1. CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR
2. STUCCO
3. STUCCO
4. SMOOTH STUCCO
5. 42" H. GLASS GUARDRAIL
6. WOOD SIDING
7. STUCCO
8. EXTERIOR LIGHT FIXTURE

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED
BUILDING
EXTERIOR
ELEVATION
LOT #1

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-4.3

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



NORTH ELEVATION

SCALE 1/4"=1'-0" 02



SOUTH ELEVATION

SCALE 1/4"=1'-0" 01

KEYNOTES

1. CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR
2. STUCCO
3. STUCCO
4. SMOOTH STUCCO
5. 42" H. GLASS GUARDRAIL
6. WOOD SIDING
7. STUCCO
8. EXTERIOR LIGHT FIXTURE

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED
BUILDING
EXTERIOR
ELEVATION
LOT #2

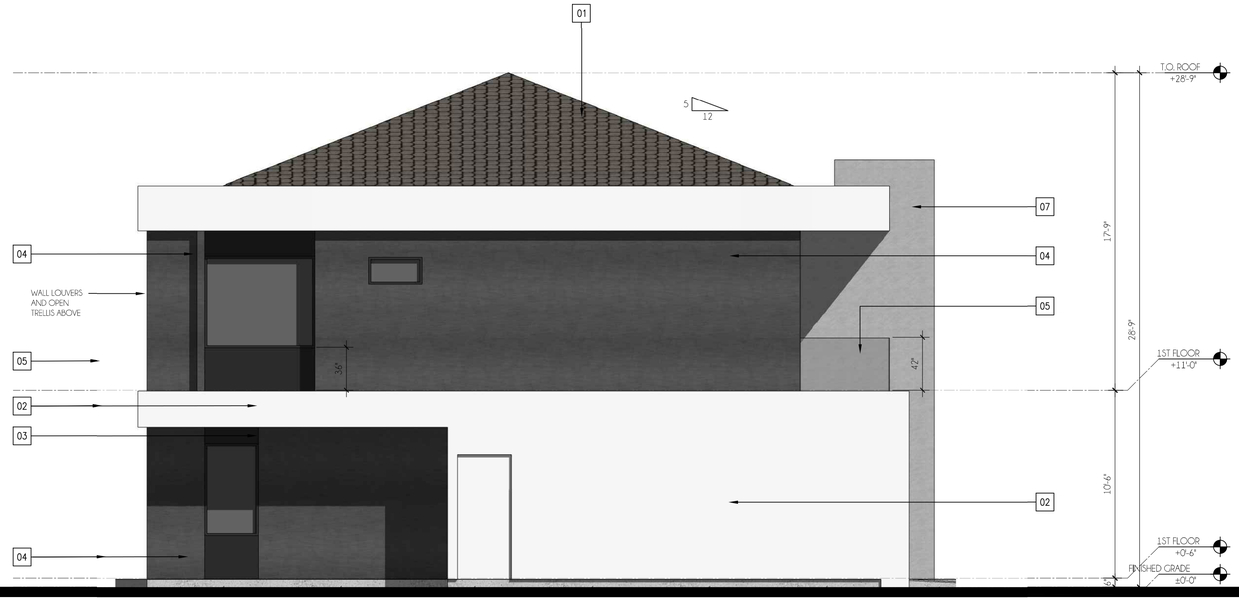
PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-4.4

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



WEST ELEVATION | SCALE 1/4"=1'-0" | 02



EAST ELEVATION | SCALE 1/4"=1'-0" | 01

KEYNOTES

1. CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR
2. STUCCO
3. STUCCO
4. SMOOTH STUCCO
5. 42" H. GLASS GUARDRAIL
6. WOOD SIDING
7. STUCCO
8. EXTERIOR LIGHT FIXTURE

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED
BUILDING
EXTERIOR
ELEVATION
LOT #2

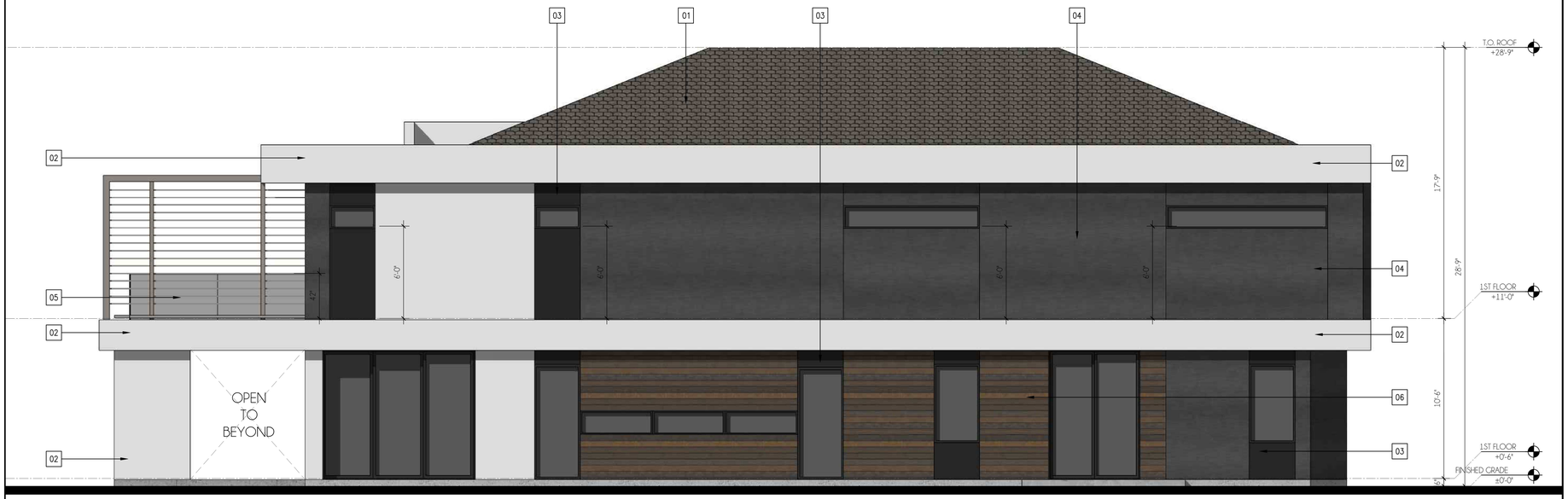
PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-4.5

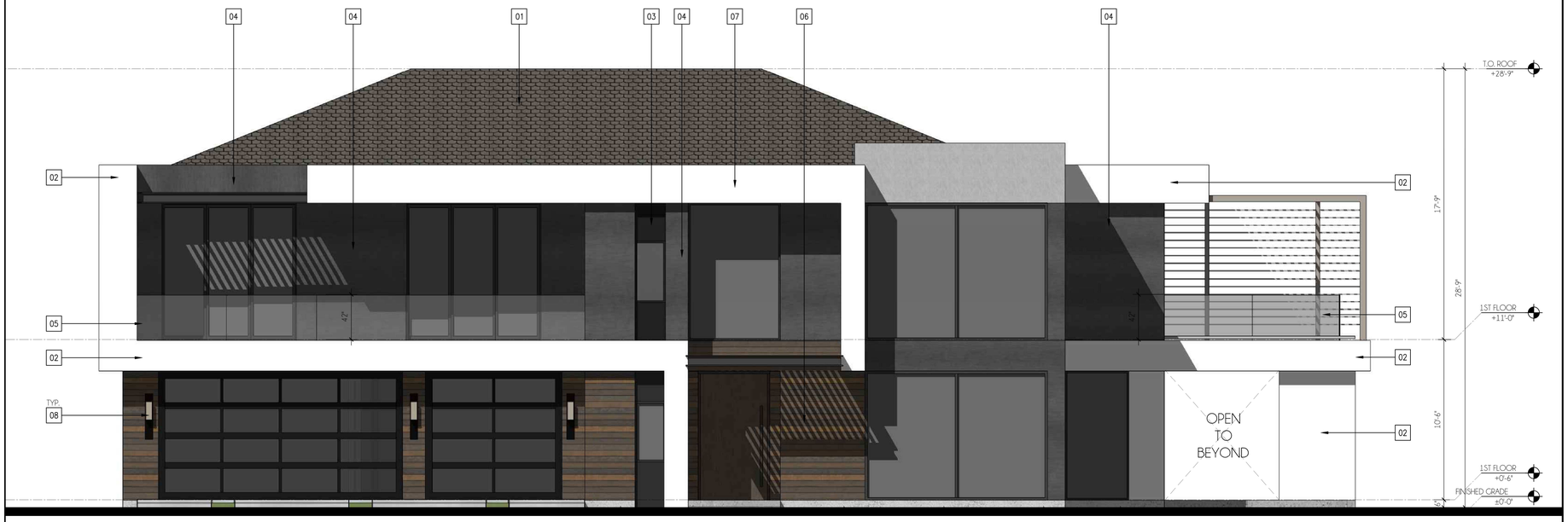
07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



NORTH ELEVATION

SCALE 1/4"=1'-0" 02



SOUTH ELEVATION

SCALE 1/4"=1'-0" 01

KEYNOTES

1. CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR
2. STUCCO
3. STUCCO
4. SMOOTH STUCCO
5. 42" H. GLASS GUARDRAIL
6. WOOD SIDING
7. STUCCO
8. EXTERIOR LIGHT FIXTURE

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED BUILDING EXTERIOR ELEVATION LOT #3

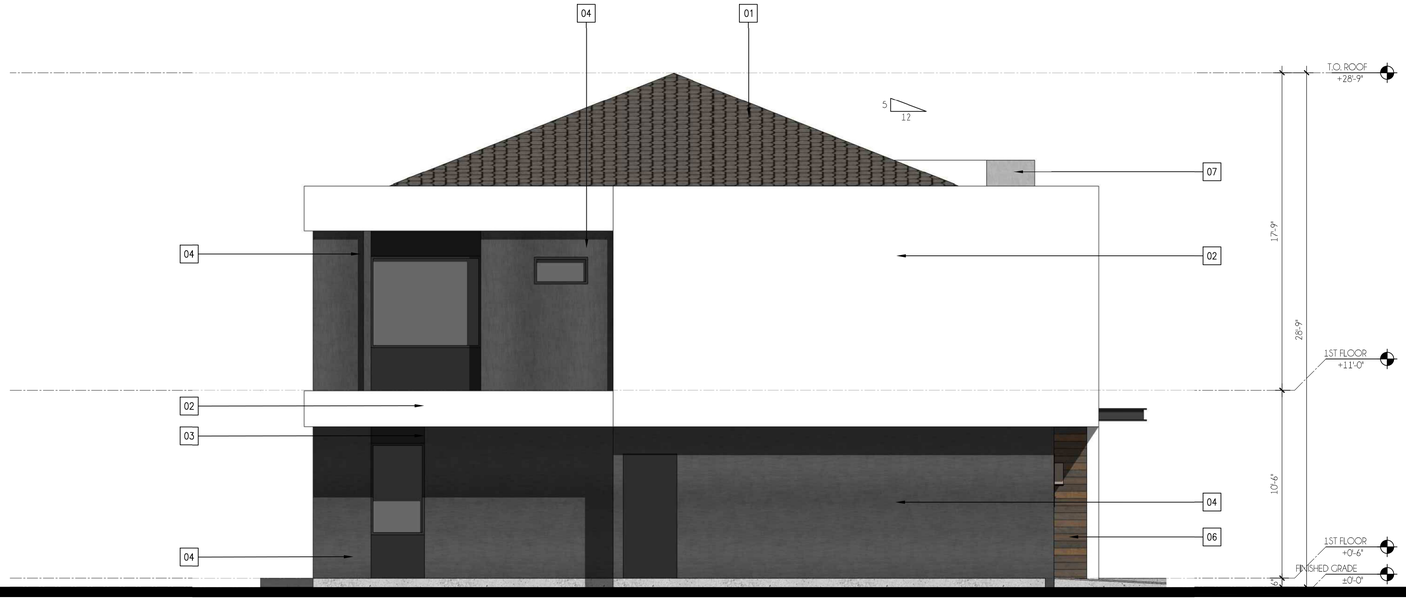
PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-4.6

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT



WEST ELEVATION | SCALE 1/4"=1'-0" | 02



EAST ELEVATION | SCALE 1/4"=1'-0" | 01

KEYNOTES

1. CLASS 'A' ROOF TILE EAGLE ROOFING. 497 SLATE RANGE, LIGHT WEIGHT – GRAY COLOR
2. STUCCO
3. STUCCO
4. SMOOTH STUCCO
5. 42" H. GLASS GUARDRAIL
6. WOOD SIDING
7. STUCCO
8. EXTERIOR LIGHT FIXTURE

TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

PROPOSED
BUILDING
EXTERIOR
ELEVATION
LOT #3

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-4.7

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT







TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS
2-STORY SINGLE
FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

RENDERINGS

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-5.1

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT









TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

RENDERINGS

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-5.2

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT









TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

RENDERINGS

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-5.3

07/15/24 ISSUE FOR REVIEW COMMENTS

CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT









TND STUDIO
TND STUDIO
1517 N. NEWHOPE ST., SPC 74
SANTA ANA, CA 92703
714-855-0820
THINH@TND-STUDIO.COM

THESE DRAWINGS & SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF TND STUDIO. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR RE-USE, IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF TND STUDIO. TITLE TO THE DRAWINGS REMAINS WITH TND STUDIO WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA-FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS AND THE TERMS FOUND HEREIN.

SIGNATURE

THINH NGUYEN, ASSOC. AIA

CLIENT

ST. JOHN
LOVING CARE LLC.

PROJECT TITLE

NEW (3)-UNITS 2-STORY SINGLE FAMILY HOUSE

11861 Loara Street
Garden Grove, CA 92840

NO.	DATE	DESCRIPTION
1	07/15/24	ISSUE FOR REVIEW COMMENTS

SHEET TITLE

RENDERINGS

PA / PM:	TN
DRAWN BY:	TH
JOB NO.:	23_101

SHEET

A-5.4

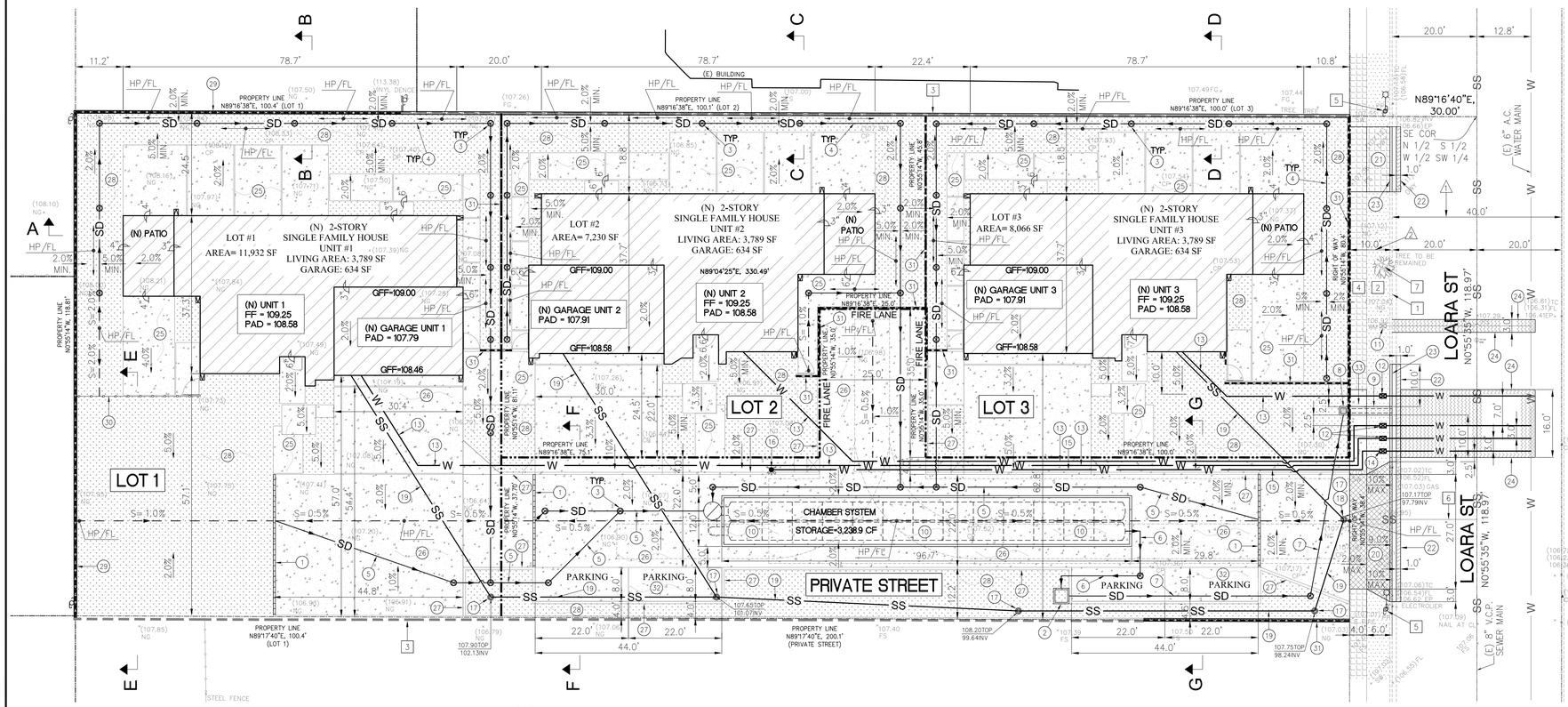
07/15/24 ISSUE FOR REVIEW COMMENTS

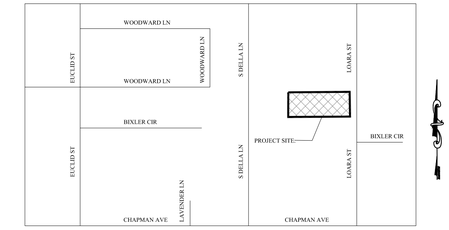
CAUTION: IF THIS SHEET IS NOT 24"x36" IT IS A REDUCED PRINT

ATTACHMENT 3 - Tentative Parcel Map

TENTATIVE PARCEL MAP NO. 2025-119

IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA





VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES:

1. INSTALL TRENCH DRAIN WITH METAL GRATE.
2. CONSTRUCT SUMP PUMP.
3. INSTALL DRAIN INLET.
4. INSTALL 4" PVC SCHEDULE 40 PIPE OR EQUAL (SEE PLAN FOR SLOPE) FROM DRAINAGE PIPE TO TRENCH DRAIN.
5. INSTALL 6" PVC SCHEDULE 40 PIPE OR EQUAL (SEE PLAN FOR SLOPE) FROM TRENCH DRAIN TO CHAMBER MAXX SYSTEM.
6. INSTALL 6" PVC SCHEDULE 40 PIPE OR EQUAL (SEE PLAN FOR SLOPE) FROM CHAMBER MAXX SYSTEM TO SUMP PUMP.
7. INSTALL 4" PVC SCHEDULE 80 PIPE OR EQUAL (SEE PLAN FOR SLOPE) FROM SUMP PUMP TO INLET BOX STRUCTURE.
8. CONSTRUCT NEW INLET BOX STRUCTURE.
(*) 9. CONSTRUCT PARKWAY DRAIN (L=10.0', S=2.0%) PER CITY STD PLAN B-209.
10. CONSTRUCT CHAMBER MAX DEVICE.
(*) 11. ABANDON EXISTING WATER SERVICE AT MAIN. THE EXISTING WATER METER SHALL BE REMOVED AND DELIVERED TO THE UTILITIES DIVISION PER PW INSPECTOR.
(*) 12. CONSTRUCT 1" COPPER WATER SERVICE AND 1" WATER METER PER CITY STD NO. B-721.
(**) 13. CONSTRUCT 1" PVC SCH40 WATER SUPPLY FOR UNIT 1, UNIT 2, UNIT 3 PER CALIFORNIA PLUMBING CODE.
(*) 14. CONSTRUCT 3" COPPER WATER SERVICE AND 3" METER FOR FIRE PURPOSES PER CITY STD B-724, B-729.
(**) 15. CONSTRUCT 3" PVC SCH40 FIRE SUPPLY PER CALIFORNIA PLUMBING CODE.
16. INSTALL FIRE HYDRANT.
17. CONSTRUCT SEWER CLEAN OUT PER CALIFORNIA PLUMBING CODE.
18. INSTALL VCP WYE BRANCH FITTING FOR CONNECTION TO EXISTING VCP SEWER LATERAL PER CALIFORNIA PLUMBING CODE.
(**) 19. CONSTRUCT 4" PVC SEWER LINE FOR UNIT 1, UNIT 2, UNIT 3 PER CALIFORNIA PLUMBING CODE, SLOPE 2% MIN.
(*) 20. REMOVE EXISTING DRIVEWAY APPROACH AND CONSTRUCT NEW DRIVEWAY APPROACH (W=27.0',X=3.0') PER CITY STD PLAN NO. B-122, OPTION #2.
(*) 21. REMOVE EXISTING DRIVEWAY APPROACH, CONSTRUCT NEW SIDEWALK PER CITY STD PLAN NO. B-105 AND NEW LANDSCAPE.
(*) 22. REMOVE AND REPLACE 12" THK. A.C. THE STREET PAVEMENT.
(*) 23. CONSTRUCT NEW CURB AND GUTTER PER CITY STD PLAN B-114, TYPE "D".
(*) 24. SAWCUT AND REMOVE EXISTING PAVING. CONSTRUCT TRENCH REMOVAL AND REPLACEMENT PER CITY STD B-134.
25. CONSTRUCT 4" PCC WALKWAY.
26. CONSTRUCT 6" PCC DRIVEWAY.
27. CONSTRUCT NEW CONC. CURB.
28. CONSTRUCT NEW LANDSCAPE.
29. REMOVE EXISTING WOOD FENCE AND CONSTRUCT NEW 6' HEIGHT BLOCK WALL PER SEPARATE PERMIT.
30. NEW 6' HEIGHT WOOD FENCE PER SEPARATE PERMIT.
31. NEW 6' HEIGHT BLOCK WALL PER SEPARATE PERMIT.
32. NEW PARKING AREA.
(*) 33. CONSTRUCT NEW SIDEWALK PER CITY STD PLAN NO. B-105 FOR WATER SERVICE AND PARKWAY DRAIN CONSTRUCTION.

(*) AN ENCROACHMENT PERMIT FROM THE CITY OF GARDEN GROVE IS REQUIRED TO CONSTRUCT ALL FACILITIES LOCATED WITHIN THE CITY RIGHT OF WAY.

(**) ALL UTILITIES PIPING MUST OBSERVE MINIMUM SLOPE REQUIREMENTS OF THE CALIFORNIA PLUMBING CODE.

NOTES:

- 12" MIN. CLEARANCE O.D TO O.D BETWEEN 4" P.V.C SCH 40 PIPE, 6" P.V.C SCH 40 PIPE, 4" P.V.C SCH 80 PIPE AND 1" P.V.C. WATER SUPPLY, 3" P.V.C. FIRE SUPPLY AND 4" P.V.C SEWER LINE CROSSING, TYP.
- THE WATER PIPE SHALL BE PLACED WITH A CLEAR HORIZONTAL DISTANCE OF NOT LESS THAN 12 INCHES FROM THE SEWER OR DRAIN LINE.

PROJECT DESCRIPTION:

- OWNER: THINH NGUYEN
- TEL: (714) 855-0820
- ZONING: R-1 / RESIDENTIAL
- OCCUPANCY GROUP: R-3
- TYPE OF CONSTRUCTION: V-B
- NUMBER OF STORY: 2
- SITE LOCATION: 11861 LOARA ST, GARDEN GROVE, CA 92840
- SPRINKLER: NO
- APN: 090-491-07, 090-491-08

KEY NOTES:

1. PROTECT EXISTING CURB AND GUTTER IN PLACE.
2. PROTECT EXISTING LANDSCAPE IN PLACE.
3. PROTECT EXISTING BLOCK WALL IN PLACE.
4. PROTECT EXISTING SIDEWALK IN PLACE.
5. PROTECT EXISTING POWER POLE AND ELECTROLIER IN PLACE.
6. PROTECT 4" V.C.P. SEWER LATERAL IN PLACE (TO BE VERIFIED IN FIELD).
7. PROTECT EXISTING TREE IN PLACE.

SCOPE OF WORK:

- SUBDIVISION EXISTING LOT INTO 3 LOTS.
- PROPOSED MAIN HOUSE WITH GARAGE AND PATIO ON EACH LOT.

EASEMENT NOTES:

1. 40.00' EASEMENT FOR RIGHT OF WAY PER BOOK 605 PAGE 382 OFFICIAL RECORDS.
2. 10.00' EASEMENT FOR PUBLIC STREET AND HIGHWAY PURPOSES GRANTED TO THE CITY OF GARDEN GROVE PER STREET DEED BOOK 11069, PAGE 1288 OF OFFICIAL RECORDS.

UTILITY CONTACTS 2020

UTILITY	Contact	Address	Tel	Cell	Fax	Email
AT & T (Construction & Engineering)	Humberto Hernandez	1452 EDINGER AVE, TUSTIN, CA 92780	714-310-8128			hh8905@att.com
AT & T	Yvette Martinez-Garafano MAP REQUEST	1265 N Van Buren Rm 180 Anahiem CA 92807	714.666.5692		714.630.6617	ym7532@att.com attsubstructureocr@att.com
City of Garden Grove Sanitary Division	Steve Porras	13802 Newhope Street Garden Grove CA 92840	714.741.5347		714.638.9906	stevepo@ggcity.org
City of Garden Grove Water Division	Carina Dan	13802 Newhope Street Garden Grove CA 92840	714.741.5346	714.448-1456	714.638.9906	carinad@ggcity.org
City of Garden Grove Traffic Div'n - Fiber Optic Conduit	Dai Vu	11222 Acacia Parkway, Garden Grove, CA 92840	714.741.5189		714.741.5578	daiv@ci.garden-grove.ca.us
EDISON	EDISON MAP REQUEST	MUST COMPLETE FORM				MapRequests@sce.com
Edison	UTILITY NOTICES Gail Gardner	SCE Attn: Design Support/UND 9901 Geary Ave, Santa Fe Springs, CA 90670	562.903.3167			UND@sce.com
Edison	Aaron Martin	1241 S Grand Avenue Santa Ana, CA 92705	760-636-3297	PAX 74024		aaron.j.martin@sce.com
Maps of Edison Facilities	Kim Gurule	Building D P.O. Box 11982 Santa Ana Ca 92711-1982	714.796.9932			MapRequests@sce.com
GAS CO	Saul Saenz	1919 S State College Blvd Anahiem CA 92806-6114	213-231-7273		714-634-7287	ssaenz@semprautilities.com
GAS CO -Transmission Dept.		Southern Region Transmission 9400 Oakdale Ave				Rsquires@semprautilities.com
MAP REQUEST	Rosalyn Squires	Chatsworth, CA 91313	818.701.4546			socalgastransmissionutilityrequest@semprautilities.com
OCSD	Andrew Siew	10844 Ellis Avenue Fountain Valley CA 92708	714-593-7164			gnguyen@ocsd.com
Regional Pipeline Manager	Greg Kern		714.634.5005		714.634.3101	
TIME WARNER/aka Spectrum/Charter Communications	Robert Jimenez	12051 Industry Ave Garden Grove CA 92841	714-591-4905	562-319-7846		Roberto Jimenez <Roberto.Jimenez@charter.com>;
XO Communications	Lee Arnold	1924 Deere Ave	(949) 417-7700		(949) 417-7762	lee.arnold@xo.com
Frontier/Verizon	Phil Olivas	7352 Slater Huntington Beach 92647	626-331-0155			phillip.olivas@ftr.com
Red Flex System INC	Joe Chase	5835 A Uplander Way Culver City, Ca 90230	805.208.5348	805.208.5348		bchase@redflex.com
Crimson Pipeline Land Dept	Jennifer Longville	3760 Kilroy Airport Wy #300 Long Beach, CA 90806	562.285.4195			jlongville@crimsonpl.com
Conflict Inquiry Specialist	Dave Aerler					daveaerler@chevron.com
CA Asset Mgmt Chevron Pipe Line Company	Pascual Alvarez	2600 Homestead Pl Long Beach CA 90806	310.669.4014			PDZP@chevron.com
Crown Castle	Ahmad R. Smith	200 Spectrum Center Dr Ste. 1900 Irvine CA 92618	949.936.0045	951.533.5444		ahmad.smith@crowncastle.com

\\samba\aliciah\Desktop\CITY STANDARD HANDOUT\Utility_Contacts_2023_NOV.xlsx|Sheet1

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN THE RANCHO LAS BOLSAS, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM THE SOUTH 540 FEET THEREOF

ACCESSOR'S PARCEL NUMBER:

APN: 090-491-07, 090-491-08

BASIS OF BEARINGS:

- THE BEARINGS OF N0°56'10"W AS SHOWN ON THE CENTERLINE OF EUCLID AVENUE, PER TRACT No. 2328 M.M.66 PG. 13&14 WAS USED AS BASIS OF BEARINGS FOR THIS TRACT.

NOTES:

THE BMP'S SHOWN ON THE SITE PLAN ARE ONLY PRELIMINARY AND WILL BE REVISED OR MODIFIED FOR PLANNING COMMISSION REVIEW AS NECESSARY UPON COMPLETION OF THE WQMP. PRIOR TO THE ISSUANCE OF THE GRADING PERMIT, THE APPROVED GRADING/ UTILITY PLAN SHALL INCORPORATE ALL REQUIRED STRUCTURAL BMP'S. FOR ASSISTANCE AND AN INFORMATION HANDOUT (INCLUDING A WQMP TEMPLATE).

DEVELOPMENT STATISTICS

OVERALL SITE	0.820 AC	35,713 SF
PROPOSED LOT 1	0.274 AC	11,932 SF
PROPOSED LOT 2	0.166 AC	7,230 SF
PROPOSED LOT 3	0.185 AC	8,066 SF
PROPOSED LOT 4: PRIVATE STREET PURPOSE	0.195 AC	8,485 SF

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

BENCH MARK:
OCS GG-128, NAVD88; ELEVATION: 94.031', YEAR LEVELED: 2012.
DESCRIPTION: FOUND 2 ½"BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE SOUTHEAST CORNER OF A 10 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF LAMPSON AVE. AND EUCLID AVE. AT THE B.C.R. AND 1.5 FT. WEST OF THE CURB FACE.

OWNER OR DEVELOPER:
OWNER: THINH NGUYEN
ADDRESS: 11861 LOARA ST, GARDEN GROVE, CA 92840
TEL: (714) 855-0820.

SOILS ENGINEER:
PRIORITY ENGINEERING GROUP.
ADDRESS: 335 E. BLUERIDGE AVE., ORANGE, CA 92865.
TEL: (949) 391-8200.
PROJECT No.: 24-273, REPORT DATED: AUGUST 7, 2024.
PREPARED BY: GEORGE BACH, GE 107.

PREPARED BY:
DONG ENGINEERING, INC.
ADDRESS: 7661 GARDEN GROVE BLVD., GARDEN GROVE, CA 92841.
TEL: (714) 617-5979.
EMAIL: INFO@DONGENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER — HUONG DANG — C75486 — EXP. 03/31/2026 — CIVIL — STATE OF CALIFORNIA

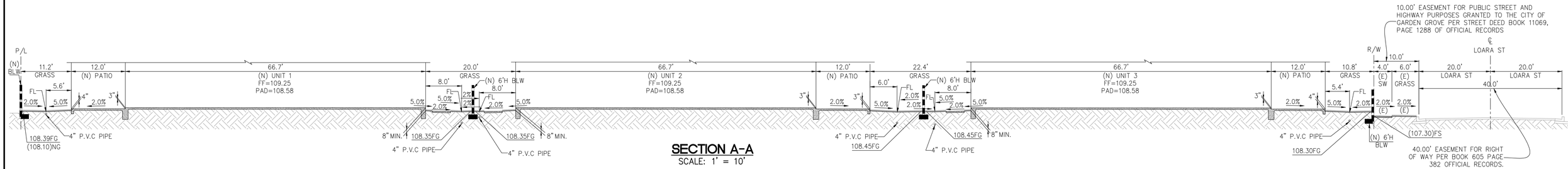
DATE SIGNED: 10/8/25

TENTATIVE PARCEL MAP
TPM#2025-119
SITE ADDRESS: 11861 LOARA ST.

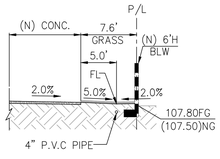
SHEET 1 OF 2

SCALE: AS NOTED | DRAWN BY: GC | CHECKED BY: TD

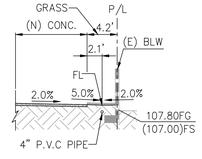
CITY OF GARDEN GROVE



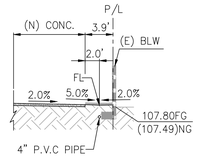
SECTION A-A
SCALE: 1' = 10'



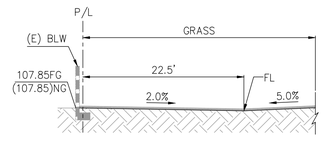
SECTION B-B
SCALE: 1' = 10'



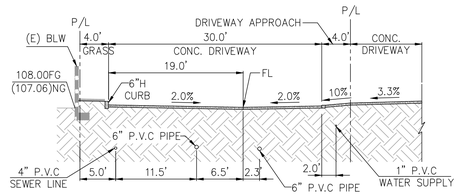
SECTION C-C
SCALE: 1' = 10'



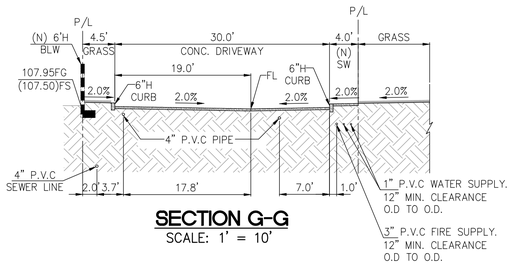
SECTION D-D
SCALE: 1' = 10'



SECTION E-E
SCALE: 1' = 10'



SECTION F-F
SCALE: 1' = 10'



SECTION G-G
SCALE: 1' = 10'

REVISIONS

NO.	INIT.	DATE	DESCRIPTION	APP'D	DATE

BENCH MARK:
OCS GG-128, NAVD88; ELEVATION: 94.031', YEAR LEVELED: 2012.
DESCRIPTION: FOUND 2 ½"BRONZE CITY OF GARDEN GROVE BENCHMARK DISK WITH PUNCH IN TRIANGLE, SET IN THE SOUTHEAST CORNER OF A 10 FT. BY 4 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF LAMPSON AVE. AND EUCLID AVE. AT THE B.C.R. AND 1.5 FT. WEST OF THE CURB FACE.

OWNER OR DEVELOPER:
OWNER: THINH NGUYEN
ADDRESS: 11861 LOARA ST, GARDEN GROVE, CA 92840
TEL: (714) 855-0820.

SOILS ENGINEER:
PRIORITY ENGINEERING GROUP.
ADDRESS: 335 E. BLUERIDGE AVE., ORANGE, CA 92865.
TEL: (949) 391-8200.
PROJECT No.: 24-273, REPORT DATED: AUGUST 7, 2024.
PREPARED BY: GEORGE BACH, GE 107.

PREPARED BY:
DONG ENGINEERING, INC.
ADDRESS: 7661 GARDEN GROVE BLVD., GARDEN GROVE, CA 92841.
TEL: (714) 617-5979.
EMAIL: INFO@DONGENGINEERING.COM

REGISTERED PROFESSIONAL ENGINEER
TRUONG DONG
C75456
EXP. 03/31/2026
CIVIL
STATE OF CALIFORNIA

DATE SIGNED: 10/6/25

SECTIONS
SITE ADDRESS: TPM 2025-199
11861 LOARA ST.

SHEET 2 OF 2

SCALE: AS NOTED | DRAWN BY: GC | CHECKED BY: TD

CITY OF GARDEN GROVE

RESOLUTION NO. 6150-26

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-178-2026 AND TENTATIVE PARCEL MAP NO. PM-2025-119 FOR A PROPERTY LOCATED ON THE WEST SIDE OF LOARA STREET, NORTH OF CHAPMAN AVENUE, AT 11861 LOARA STREET, ASSESSOR'S PARCEL NOS. 090-491-07 & 090-491-08.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove does hereby approve Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119, for a property located on the west side of Loara Street, north of Chapman Avenue, at 11861 Loara Street, Assessor's Parcel No. 090-491-07 and 090-491-08, subject to the Conditions of Approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Thinh Nguyen, with the authorization of the property owner, Saint John Loving Care LLC.

2. The applicant is requesting approval to subdivide an existing parcel into three parcels, and to construct three (3) new single-family residences on the resulting parcels. The specific land use entitlement approvals requested include a Tentative Parcel Map to subdivide the existing 36,155 square-foot property into three residential (3) parcels and a private road, and a Site Plan for the construction of three (3) single-family residences and associated site improvements. The requested entitlements include a front yard determination to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard.

3. The Planning Commission hereby determines that the proposed project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303 & 15315).

4. The property has a General Plan Land Use Designation of LDR (Limited Density Residential), and is zoned R-1 (Single-Family Residential). The subject site is a 36,155 square-foot lot located on the west side of Loara Street, north of Chapman Avenue, at 11861 Loara Street.

5. Existing land use, zoning, and General Plan designation of property within the vicinity of the subject property have been reviewed.

6. Report submitted by City Staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on October 15, 2026, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting on October 15, 2026.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission as required under Municipal Code Section 9.32.030, are as follows:

FACTS:

The project site is a 36,155 square-foot lot located on the west side of Loara Street, north of Chapman Avenue, at 11861 Loara Street. The subject property has a General Plan Land Use Designation of LDR (Limited Density Residential), and is zoned R-1 (Single-Family Residential). The subject property abuts R-1 zoned properties to the north, west, south, and east, across Loara Street.

The project site is currently improved with a two-story, 3,500 square-foot single-family dwelling with two (2) detached accessory structures. The existing dwelling was constructed prior to the City's incorporation. In 2019, a Code Enforcement case led to the property being "Red Tagged." The property is currently vacant. A demolition permit to demolish the existing dwelling and two (2) detached accessory structures was submitted in July 2026.

The applicant proposes to subdivide the property into three (3) individual parcels and a private road, and to construct three (3) new single-family residences on the resulting parcels. The project proposes a density of 3.61 units per acre, which is consistent with the land use designation of up to eleven (11) units per acre. Lot 1 would have a lot size of 11,932 square feet, Lot 2 would have a lot area of 7,230 square feet, and Lot 3 would have a lot area of 8,066 square feet. The existing residence will be demolished to facilitate the proposed project.

Each of the three (3) newly created single-family lots would contain a new, 3,789 square-foot, two-story single-family dwelling with an attached three-car garage.

The project has been designed to comply with the development standards of the R-1 zone, including minimum lot size, lot width, building setbacks, building height, lot coverage, open space, and parking.

In addition, a front yard determination request would designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard.

FINDINGS AND REASONS:

SITE PLAN (HOUSING DEVELOPMENTS)

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, and other applicable ordinances or policies of the City.

   The property has a General Plan Land Use Designation of Low Density Residential and is zoned R-1 (Single-Family Residential). The LDR Land Use Designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods. The R-1 zoning of the subject site is intended to provide for the establishment and promotion of single-family detached residences on individual lots and compatible associated activities. The project has been designed to comply with the development standards of the R-1 zone. The proposed project is also consistent with goals and policies of the City's General Plan, including the following:

   Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

   The proposed residential development would facilitate the construction of three (3) single-family residential units on individual lots. The proposed development would add to the mix of housing types in the immediate neighborhood. Additionally, the proposed development would ensure maintenance of all common areas, such as the private drive aisle. The proposed conditions of approval would help ensure proper maintenance that preserves the residents' real estate values and quality of life.

   Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

   The proposed residential development would facilitate the construction of three (3) single-family residential units on individual lots. The site is located within a residential neighborhood, characterized by primarily single-family developments. The proposed development would maintain the pattern of single-family residential developments. The proposed development would be consistent with other residential developments in the immediate neighborhood.

   Goal LU-4: The City seeks to develop uses that are compatible with one another.

   The proposed residential development would facilitate the construction of three (3) single-family residential units on individual lots. The site is located within a

residential neighborhood, characterized by primarily single-family residential uses. The proposed development, would be consistent with the lower density single-family residential developments. The proposed development would be compatible with other uses in the immediate area.

Goal H-2: Housing supply to accommodate housing needs at all affordability levels.

The proposed residential development would result in the construction of three (3) new, market-rate, for-sale housing units. This type of Project would help further diversify the City's housing stock and increase housing opportunities. The number of units would further contribute to meeting the City's Regional Housing Needs Allocation (RHNA).

Policy H-3.1: Maintain land use policies and regulations that create capacity for the development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use Projects.

The proposed residential development would facilitate the construction of three (3) new, market-rate, for-sale single-family residential units. The proposed density for the Project would be approximately 3.61 units per acre, a low density, within the allowable eleven (11) units per acre for the LDR Land Use Designation. The Project would result in additional housing capacity, in a different variety than what is readily available in the surrounding neighborhood.

Policy CD-7.1: Encourage future development and redevelopment Projects to reinforce district scale, identity, and urban form.

The site is located in an area with nearby single-family residential uses. The proposed development would be consistent with the existing neighborhood. Specifically, the proposed two-story single-family Project would be consistent with the form and scale of the nearby single-family developments. The project would comply with the R-1 zone development standards, and would appear and function similarly to the nearby single-family uses.

The requested entitlements include a front yard determination to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard. Designating the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard complies with all other applicable provisions of Title 9 of the Municipal Code and would not undermine or significantly revise the intent and purpose of the Municipal Code, it would not adversely affect the City's General Plan, and it would not cause any adverse effects on the health, peace, comfort or welfare or persons residing or working on adjoining properties.

2. The provisions of the California Environmental Quality Act have been complied with.

   The California Environmental Quality Act (CEQA) Class 3 exemption applies to the construction and location of new, small facilities or small structures (CEQA Guidelines §15303). In urbanized areas, up to three (3) single family residences may be constructed or converted under this exemption (CEQA Guidelines § 15303.a.). The subject request for the Site Plan would result in three (3) new single-family residences.

   In addition, the California Environmental Quality Act (CEQA) Class 15 exemption applies to division of property in urbanized areas zoned for residential use into four or fewer parcels (CEQA Guidelines §15315.). The proposed division must be in conformance with the General Plan and zoning, and all services and access to the proposed parcels must be available and comply with local standards. The subject request for a Tentative Parcel Map would result in a total of four (4) parcels, three (3) single-family lots and one (1) private street which conform to the General Plan and Municipal Code requirements. The proposed parcels would be accessed and serviced by local infrastructure. Designating the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard is consistent with the City's General Plan and applicable zoning, and does not require a variance or an exception, because it complies with the "minor deviation" requirements under the Municipal Code.

   None of the exceptions to the Class 3 or Class 15 exemptions under CEQA Guidelines Section 15300.2 apply.

   Therefore, the proposed project is exempt from CEQA.

3. The proposed development project will not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

   The proposed three (3) residential units would not have specific, adverse impacts on the public health and safety. The Project is at a density allowed pursuant to the Municipal Code, would be compatible with surrounding uses, would be similar in scale to the adjoining neighborhood, and would be consistent with the land use type and intensity in the immediate neighborhood.

TENTATIVE PARCEL MAP

1. The proposed Tentative Parcel Map is consistent with all elements of the Garden Grove General Plan, Subdivision Map Act, and the Subdivision Ordinance Section of the Municipal Code.

   The proposed project includes the subdivision of a 36,155 square-foot property into three (3) single-family parcels and a private street, and the construction of a new single-family home on the resulting parcels. The subject site has a General Plan Land Use designation of Low Density Residential (LDR), and is zoned Single-Family Residential (R-1). The LDR Land Use Designation is intended to create, maintain, and enhance residential areas characterized by detached, single unit structures, and single-family residential neighborhoods. The proposed project is also consistent with goals and policies of the City's General Plan, including the following:

   Policy LU-2.2: Strive to provide a diverse mix of housing types, along with uniformly high standards of residential property maintenance to preserve residents' real estate values and their high quality of life.

   The proposed development of three (3) single-family units, facilitated through the Tentative Parcel Map, would add to the housing in the immediate neighborhood. The proposed development would ensure maintenance of all of the proposed properties, and the common areas, such as the private drive areas. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

   Policy LU-2.4: Assure that the type and intensity of land use shall be consistent with that of the immediate neighborhood.

   The project is located in a neighborhood that consists of primarily single-family residential developments. The properties in the direct vicinity of the project site are zoned R-1. The R-1 zoning of the subject site is intended to provide for the establishment and promotion of single-family detached residences on individual lots and compatible associated activities. Therefore, the project, facilitated through the Tentative Parcel Map, would meet the intent of the zoning by providing single-family residential dwellings in an area currently developed with similar housing types and densities.

   Goal LU-4: The City seeks to develop uses that are compatible with one another.

   The project is located in a neighborhood that consists of primarily single-family residential developments. The properties in the direct vicinity of the project site are zoned R-1, and have LDR General Plan land use designations. Thus, the proposed project, facilitated through the Tentative Parcel Map, would similar both in land use intensity and physical scale of the adjoining residential

neighborhood. Therefore, the proposed housing project, would be consistent with the development pattern of the surrounding residential uses.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

   The design and improvement of the proposed map is consistent with the LDR Land Use Designation, which is intended to create, maintain, and enhance residential areas characterized by detached, single-family residences on a single parcel. The proposed residential subdivision would create three (3) lots that would be served by a private street for the purpose of improving each lot with a single-family residence. The proposed subdivision would create a single-family residential neighborhood that complies with the requirements of the R-1 zone. The configuration of the lots and design of the proposed single-family homes is compatible with the existing surround residential neighborhood. In addition, the construction of the new single-family residences would increase the number of available housing in the area, and further the goal of the Housing Element of the General Plan to meet the City's regional housing needs.

3. The site is physically suitable for the type of development.

   The size is adequate in size and shape to accommodate the proposed subdivision of a 36,155 square-foot property into three (3) single-family parcels and a private street. Each parcel would meet the minimum lot width, size, and the development standards of the R-1 zone. The placement and size of the proposed single-family residences would comply with the development standards of the R-1 zone, including setbacks, parking, lot coverage, and open space provisions.

4. The requirements of the California Environmental Quality Act have been satisfied.

   The requirements of the California Environmental Quality Act (CEQA) have been satisfied. The project was determined to be exempt pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15315 (Minor Land Divisions) of the California Environmental Quality Act.

5. The site is physically suitable for the proposed density of the development.

   The site is adequate in size and shape to accommodate the subdivision of the existing 36,155 square-foot residential parcel into three (3) single-family parcels and a private street. The proposed design of the residential would allow for the placement of one single-family dwelling on each lot. The resulting density would be approximately 3.61 units/acre, which would comply with the density of the General Plan. Therefore, the property is sufficient in size to accommodate the proposed development, and would comply with all applicable

provisions of the City of the Garden Grove Municipal Code, including building setbacks, building height, parking, and lot coverage.

6. The design of the project and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

   The project site is an already developed, urban infill property improved with an existing dwelling unit and associated residential improvements. The site is located within an established residential neighborhood characterized by nearby single-family residential uses and is not identified as containing sensitive natural communities, wetlands, wildlife corridors, or habitat for any special-status plant or wildlife species.

7. The design of the project and the proposed improvements are not likely to cause serious public health problems.

   The design of the subdivision and the proposed improvements are not likely to cause serious public health problems. The proposed subdivision has been designed to comply with the development standards of the R-1 zone. Vehicular access has been designed to allow for emergency vehicles properly access all of the proposed units. City Departments, including Traffic Division, Water Division, Engineering Division, Police Department, Building and Safety Division, Orange County Fire Authority (OCFA), and the Planning Division have reviewed the proposed development and have applied conditions of approval to minimize potential negative impacts that the project may have on the community. The conditions of approval for on- and off-site improvements will safeguard public health.

8. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgement acquired by the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

   The design of the subdivision and the proposed improvements would not conflict with easements of record or easements established by court judgement acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

9. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The design of the subdivision is suitable for the low-density residential project and complies with the spirit and intent of the General Plan and Subdivision Map Act. The project has also been designed to comply with the R-1 development standards, and complies within minimum lot size and minimum lot width requirements.

10. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

    To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

11. The design, design, density and configuration of the subdivision strikes a balance between the effect of the subdivision on the housing needs of the region and of public service needs that the character of the subdivision is compatible with the design of existing structures and that the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

    The proposed Tentative Parcel Map No. PM-2025-119 would subdivide the existing 36,155 square-foot parcel, creating three (3) separate parcels for the development of one (1) single-family residence on each parcel. The project has been reviewed in relation to the housing needs and goals of the City and is compatible with the existing residential properties in the surrounding area. The proposed subdivision would allow for the development of three (3) single-family residences, furthering the goals of the Housing Element of the General Plan.

12. The character of the subdivision is compatible with the design of the existing structures and the lot sizes of the subdivision are substantially the same as the lot sizes within the general area.

    The proposed Tentative Parcel Map No. PM-2025-119 would subdivide the existing 36,155 square-foot property, creating three (3) parcels for the development of one (1) single-family residence on each parcel. Lot 1 would have a total lot area of 11,932 square feet, Lot 2 would have a lot area of 7,230 square feet, and Lot 3 would have a lot area of 8,066 square feet. The lots would be compatible with the properties in the immediate vicinity. Each new lot would contain a new, 3,789 square-foot, two-story dwelling with an attached three-car garage. The immediate neighborhood is also characterized by single-family residential uses. Therefore, the proposed subdivision would be compatible with the surrounding area.

13. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

    The subject property is not located within a state responsibility area or a very high fire hazard severity zone. Orange County Fire Authority (OCFA) has reviewed the proposed subdivision, and found that the project would be adequately served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements. Furthermore, the project has been conditions to comply with all OCFA requirements relating to fire suppression services, and emergency access.

14. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on- and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

    The Public Works Department has reviewed the project and has not found any violations of the California Water Quality Control Board requirements. The Public Works Department has also reviewed the project for compliance with existing sewer capacity and found that the project will not exceed the capacity. All appropriate conditions of approval have been incorporated to minimize any adverse impacts to the existing public sewer system.

INCORPORATION OF FACTS AND REASONS SET FORTH IN THE STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and reasons set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section 9.60.020.C (Discretionary Review of Housing Development Projects) and Section 9.40.060 (Tentative Maps).

2. The private street frontage of Lot 3 is designated as the front yard and the Loara Street frontage as the street side yard.

3. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the following Conditions of Approval, attached as Exhibit "A", shall apply to Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119.

EXHIBIT "A"

Site Plan No. SP-178-2026
Tentative Parcel Map No. PM-2025-119

11861 Loara Street

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record against the property, a "Notice of Agreement with Conditions of Approval and Discretionary Permit Approval," as prepared by the City Attorney's Office, within thirty (30) days of approval.

2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, Thinh Nguyen, the current property owner, Saint John Loving Care, LLC, the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.

3. Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 authorizes (i) the subdivision of an existing 36,155 square foot lot into three (3) parcels (Lot 1 with a lot size of 11,932 square feet, Lot 2 with a lot size of 7,230 square feet, and Lot 3 with a lot size of 8,066 square feet) and a private street; (ii) the development of three (3) new single-family residences on the newly created lots; and (iii) front yard determination to designate the private street frontage of Lot 3 as the front yard and Loara Street frontage as the street side yard, as depicted on the plans submitted by the applicant and made part of the record of the October 15, 2026, Planning Commission proceedings, subject to these Conditions of Approval. Approval of this Site Plan and Tentative Parcel Map shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations, and wherein not otherwise specific, all requirements of the City of Garden Grove Municipal Code shall apply.

4. The approved site plan and floor plan plans are an integral part of the decision approving this Site Plan. Minor modifications to the approved Site Plan, and/or these Conditions of Approval may be approved by the Community Development Director, in his or her discretion. Proposed modifications to the

approved project and/or Conditions of Approval that would result in the intensification of the project or create impacts that have not been previously addressed, and which are determined by the Community Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Building and Safety Division

6. All work shall comply with the latest edition of the California (CA) Building Standards Code (CBC) at the time of permit application.

7. Fire sprinklers shall be provided for each new dwelling unit.

8. The applicant shall comply with aging-in-place and Fall Prevention per California Residential Code (CRC).

9. The applicant shall comply with electric ready appliances and future ESS (Energy Storage System) per Energy Standards.

10. The applicant shall comply with setbacks, fire-rated exterior walls, eave and opening protections per CRC Tables R302.1(1) and R308.1(2).

11. Plans that are to be submitted for building permits shall include utility plans and shall include gas, water, and sewer pipes sizing and electrical single-line diagram and load calculations.

12. The applicant shall comply with all utility setback requirements.

13. The applicant shall provide a Soils Report per CBC Chapter 18 and Grading Plans.

14. The applicant shall provide underground power utility in accordance with Municipal Code Section 9.48.030. The applicant shall be responsible for contacting Southern California Edison (SCE) to obtain separate design and approval as early as possible.

Engineering Division

15. A geotechnical study prepared by a registered geotechnical engineer is required and must be submitted to the City and approved by the City Engineer

prior to the issuance of any grading or building permits. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Care Agency (OCHCA) and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for Low Impact Development principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels. The applicant shall implement the recommendations identified in the geotechnical study/report.

16. Prior to the issuance of any grading or building permits, the applicant shall submit to the City to review and approval a final design Water Quality Management Plan that addresses the following:

    a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Documents (TGD).

    b. BMPs' shall be sized per the requirement of the latest TGD.

    c. Incorporates the applicable Route Source Control BMPs as defined in the DAMP.

    d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.

    e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

    f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

g. Describes the mechanism for funding the longer-operation and maintenance of the Treatment Control BMPs.

h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.

17. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to city maintained drains within City right-of-way shall be RCP with a minimum diameters of eighteen inches (18").

18. The project shall require the submittal of grading plans prepared by a registered Civil Engineer. As required under Section 107 of the California Building Code (CBC), the grading plans shall be based upon the current survey of the site, including a boundary survey, topography on adjacent properties up to thirty feet (30'-0") outside the boundary, and designed to preclude cross lot drainage. Minimum grade shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plans shall also include coordinated utility plans showing all existing utility facilities, easements and proposed utility facilities. All onsite improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted twenty-foot (20'-0") wide throat access to the site is required for the multi-residential projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering. As demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plans. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.

19. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures—TE-17)

20. The applicant shall coordinate with Planning Services and Orange County Fire Authority (OCFA) to identify property emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

21. The applicant shall coordinate Planning Services and OCFA to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

22. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and Section 1110A of the CBC.

23. All dwelling units shall be constructed with enough space to store a set of three (3) standard size trash carts in such a manner they are not visible from the street or public view at any day or time, except as allowed for in the Garden Grove Sanitary District Code of Regulations or Garden Grove Municipal Code. In accordance with Garden Grove Sanitary District code and state law and regulations SB 1383, AB 1826, and AB 341, trash carts are required for regular waste (MSW), recycle, and organics. There are no waivers available. Organic waste includes food waste/scraps and landscaping debris. In addition, the following shall also apply to waste storage:

    a. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 9.2.9 and BMP Fact Sheet SD-32 for additional information.

    b. Areas where the trash truck and where collection would occur shall not have any overhead obstructions including power or communications lines.

    c. Pursuant to local and state mandated laws, including SB 1383, AB 1826, and AB 341, and its implementing regulations, the applicant is required to coordinate storage and removal of the organics waste with the local trash company, Republic Services.

    d. Pursuant to SB 1383 and local regulations, property owners and/or management companies must perform the following activities: Provide education to employees and tenants on an annual basis about local trash laws, proper disposal and sorting of waste items. Within fourteen (14) days of occupancy, provide the new tenant with information about local trash laws, proper disposal and sorting of waste items. Periodically inspect containers for improper disposal and inform tenants when contamination is found.

    e. The applicant shall comply with CalGreen and Garden Grove Municipal Code requirements during construction and demolition activities and divert 65% or more of related waste from the landfills and report such activities per the conditions of construction permit issuance.

    f. Landscape debris that is disposed of by a landscaping contractor, either onsite or off site, must be disposed of as organic waste.

g. Trash containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.

h. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant shall coordinate the storage and removal of the organics waste with local recycling/trash company, Republic Services.

i. Pursuant to stated mandated laws and regulations, the applicant shall coordinate with the with the operations manager with Republic Services, (800) 700-8610, to ensure that the property is designed to facilitate the collection of trash carts using automated side load (ASL) trucks.

j. Service frequency shall be a minimum of one (1) time per week, on a set day, as determined by the local collection schedule.

k. Based on the amount of waste disposed, per week, the applicant shall coordinate with Republic Services to ensure the adequate frequency for trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

l. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including the public right-of-way (e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

24. New block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:

a. The color and material of all proposed block walls, columns, and wrought iron fencing shall be approved by the Planning Services Division prior to installation.

b. Openings for drainage through walls shall be shown in sections details and approved by the City Engineer. Cross lot drainage is not allowed.

25. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, access gate, pavement sections, tree well and landscaping, and construct Loara Street frontage improvements as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public right-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Services Division.

    a. Existing substandard northerly substandard driveways on Loara Street shall be removed and replaced with new curb, gutter, and sidewalk per City standards and specifications.

    b. The applicant shall be prohibited from installing any vehicle access gate at the main entrance of the project on Loara Street.

    c. The new southerly driveway approach to the site on Loara Street shall be constructed in accordance with Garden Grove Standard B-121. Although the standard specifies a maximum driveway opening width of thirty feet (30'-0"), the Traffic Division is allowing the applicant to reduce the driveway opening width to twenty-seven (27'-0") feet.

    d. The applicant shall replace any damaged sidewalk panel fronting the project per City Standard Plan B-105.

    e. The applicant shall construct a curb and gutter when replacing the northerly driveway approach along the property frontage on Loara Street in accordance with City Standard Plan B-114.

    f. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.

    g. Street signs shall be installed as required and approved by the City Traffic Engineer.

26. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of landscaping within the public right-of-way and proposed landscape area fronting Loara Street. Any proposed new landscaping in said areas shall be maintained by the property owner.

27. Driveway widths shall be in accordance with City's Traffic Policy & Procedures TE-8.

28. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE-13.

29. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to the City's Traffic Engineering Policy TE-17 and provided to the applicant.

30. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.

31. "No Parking" Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.

32. Off-street parking requirements for residential uses shall be in accordance with City's Traffic Engineering Policy TE-17.

33. The applicant shall complete the following for the parcel map:

    a. Prior to recordation the final parcel map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    b. Prior to recordation of the final parcel map the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    c. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.

    d. All subdivision mapping shall be concurrently reviewed by the City Engineering Division and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County

of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.

34. The applicant shall be subject to Traffic Mitigation Fees, In-Lieu Park Fees, Drainage Facility Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City. Unless otherwise provided by law, the amount of said fees shall be calculated based on the City's current fee schedule at the time of permit issuance.

35. In accordance with City of Garden Grove Municipal Code Section 9.48.030, the applicant shall be required to underground all existing and proposed onsite and offsite utility facilities on the property associated with the project in which the developer is developing and redeveloping. All existing improvements and utilities shall be shown as part of the grading and street improvement submittal packages on the topography section and labeled as existing utility. In accordance with City of Garden Grove Municipal Code Section 9.48.050, the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the offsite utilities.

36. A separate street permit is required for work performed within the public right-of-way.

37. Grading fees shall be calculated based on the current fee schedule at the time of permit issuance.

38. The applicant shall identify any temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles shall be parked off traveled roadways in a designated parking area. Parking areas whether onsite or offsite, shall be included and covered by the erosion control plans.

39. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a worksite traffic control plan for all proposed improvements within the public right-of-way, and shall be subject to the review and approval of the City Traffic Engineer.

40. The applicant shall coordinate with the City's Public Works Department (Engineering, Water Services, and Streets Division) and setup appointments for preconstruction inspections for all the onsite and offsite improvements prior to commencement of grading operation and mobilization.

41. In accordance with the Orange County Storm Water Program manual, the applicant and/or their contractor(s) shall provide dumpsters on site during construction unless an Encroachment Permit is obtained for placement in street.

42. The applicant and their contactor(s) shall be responsible for protection all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the able require removal; relocation or resetting, the contractor(s) shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and benchmarks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. The applicant and their contractor(s) shall also reset the tie and monuments where curb, or curb ramps, are removed and replaced or new ramps are installed. The applicant and their contractor(s) shall be liable for, at their expense, any resurvey required due to their negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

43. Heavy construction truck traffic and hauling trips, and any required lane enclosures shall occur outside peak travel period. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m., seven (7) days a week.

44. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:

    a. Demonstrate that all structural BMPs described in the Project Water Quality Management Plan (WQMP) have been constructed and installed in conformance with approved plans and specifications.

    b. Demonstrate that the applicant is prepared to implement and maintain all non-structural BMPs described in the Project WQMP.

    c. Demonstrate that an adequate number of copies of the approved Project WQMP are available onsite.

    d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

Orange County Fire Authority

45. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including, but not limited to, the Fire Master Plan, Underground Piping, and Fire Sprinkler System.

46. Prior issuance of a temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy, temporary or final, requested. Inspections shall be scheduled at least five (5) days in advance by called OCFA Inspection Scheduling at (714) 573-6150.

47. After Installation of required fire access roadways and hydrants, the applicant shall receive clearance from OCFA prior to bringing combustible building materials on-site. Call OCFA Inspections Scheduling with the Service Request number of the approved Fire Master Plan at least five (5) days to schedule the lumber drop inspections.

Water Services Division

48. Any new water service installations two inches (0'-2") and smaller, may be installed by the City of Garden Grove at owner's/developer's expense. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services three inches (0'-3") and larger shall be installed by the applicant's contractor per City Standards.

49. Water meters shall be located within City right-of-way or within dedicated waterline easement. Fire services and large water services three inches (0'-3") and larger, shall be installed by a contactor with a Class A or C-34 license, per City water standards, and inspected by an approved Public Works inspection.

50. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall have RPPD device. Any carbonation dispensing equipment shall have a RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of the RPPD device.

51. It shall be the responsibility of the applicant to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspection after permits have been obtained.

52. A composite utility site plan shall be part of the building permit plan set, which shall be submitted to both the Engineering Division and Water Services Division for review and approval.

53. There shall be no new structures or utilities built on or crossing water or sewer main easements.

54. New utilities shall have a minimum five-foot (5'-0") horizontal and one-foot (1'-0") vertical clearance from water main and appurtenances.

55. Any existing water services are to be abandoned at the main with repair clamps or couplings.

56. The location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

57. The contractor shall abandon existing sewer lateral(s) at street right-of-way on the property owner's side, the sewer pipes shall be capped with an expansion sewer plug and encased in concrete.

58. The property owner(s) shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be a minimum six-inches (0'-6") diameter, extra strength VCP with wedgelock joints and inspected by the Garden Grove Sanitary District (GGSD). New sewer lateral connection shall be a minimum three feet (3'-0") away from any existing tap or wye connection to the sewer main. All onsite sewer and appurtenance to be installed per the California Plumbing Code and inspected by the Building Service Division.

59. Potholing shall be required to check the location and depths of existing offsite water, sewer, gas, and dry utilities.

60. All perpendicular crossing of the sewer, including laterals, shall maintain a minimum vertical separation of one-foot (1'-0") below the water main, outer dimeter to outer diameter. All exceptions to the above require a variance from the State Water Resources Control Board.

61. If the water main is exposed during installation of sewer lateral, a twenty-foot (20'-0") section of the water main shall be replaced with twenty feet (20'-0")

of PVC C-900 DR-14 class 305 water pipe, size in kind and centered at the crossing.

Community Development Department

62. The development is subject to the following stipulations:

a. All future Accessory Dwelling Units (ADUs) shall comply with Garden Grove Municipal Code Chapter 9.54.

b. Except as otherwise expressly provided by law, each property shall maintain the ability to park the required number of vehicles within the required garages at all times. The enclosed garages shall not be converted to any other use.

c. There shall be no business activities, day care, or garage sales conducted from the garages.

d. Except as otherwise expressly permitted by law, garages shall not be rented or leased separately from the attached dwelling units, and shall not be made unavailable to the occupants of the units. Residents shall not park or store vehicles anywhere on the site, except within the enclosed garage.

e. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit. This condition shall not be interpreted to prohibit an accessory dwelling unit, or junior accessory dwelling unit, constructed and permitted in accordance with applicable law.

f. The enclosed three-car garages for each unit shall be equipped with an automatic roll-up type garage door.

g. Any addition to the residence, including the construction of any accessory structures, shall comply with the R-1 zone development standards. Room additions and accessory structures shall maintain consistency with the architecture of the house, including building material, design, and roof pitch.

h. Fences and walls located within the front yard areas, or adjacent to driveways shall not exceed thirty-six inches (3'-0") in height. Wood fencing located adjacent to any street, parking area, or driveway is prohibited. The developer shall work with the Community Development Department in

order to ensure proper vision clearance for cars entering or leaving the driveway and parking areas.

i. The façades of the proposed dwelling shall be designed with sound attenuation features including the use of dual paned windows. These features shall be approved by the Community Development Department prior to issuance of building permits.

j. Mechanical equipment, including air conditioning units, Jacuzzi spa equipment, sump pump, etc., shall not be located closer than three feet (3'-0") to any property line. The equipment shall only be located in an enclosed rear or side yard, and only if the above distance stipulation is met. If the unit will not have an air conditioning condensing unit installed, a place shall be designated for the location of such on the property that allows for a ground mounted unit, minimizes noise intrusion to adjacent units, and allows for ease of installation per the distance separation requirements noted immediately above. No wall- or window-mounted or roof-type air conditioning system is permitted.

k. The second floor windows shall, to the extent feasible, be oriented away from the existing single-family homes and/or incorporate view-obscuring measures such as the use of high windows, window alignment, and obscure glass window glazing.

l. Each unit shall have phone jacks and cable-TV outlets installed in the living room, in the family room, and bedrooms.

m. Each unit shall provide washer and dryer hook-ups.

63. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community Development Department for review and approval prior to submitting plans into the Building Division Plan Check process. The project shall also be subject to the following:

a. All on-site and off-site utilities to the improvements proposed under this Site Plan and Tentative Parcel Map shall be installed or relocated underground.

b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened to the satisfaction of the Community Development Director.

c. No roof-mounted mechanical equipment including, but not limited to dish antennas, shall be permitted unless a method of screening complementary to the architecture of the building is approved by the Community Development Department prior to the issuance of building permits. Screening shall block visibility of any roof-mounted mechanical equipment from view of public streets and surrounding properties.

d. All ground or wall-mounted mechanical equipment shall be screened from view from any plan on or off the site. All equipment enclosures, including any flues, accessories, or other appurtenances, shall be painted to match the main house. If the equipment is to be located between the structure and the property line, an unobstructed path at least three feet (3'-0") wide shall be provided between the equipment and the property line.

e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.

64. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. Any required landscape plan is also subject to the following:

a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscape areas shown on the plan. The sprinklers shall be of low flow/precipitation sprinkler heads for water conservation.

b. Forty percent (40%) of the trees on the site shall consist of minimum size 24-inch box, and the remaining 60 percent (60%) shall be of minimum size 15 gallons. These trees shall be incorporated into the landscaped frontages of all streets. Where clinging vines are considered for covering walls, drought-tolerant species shall be used.

c. All landscape areas including the areas located within the public right-of-way along the new private street and Loara Street that abuts Lot 3, are the responsibility of the applicant/property owner(s).

d. Trees planted within ten feet (10'-0") of any public right-of-way shall be planted in a root-barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low-height variety to ensure safe sight clearance. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.

e. All trees shall be double-staked in accordance with City Standards.

f. The landscape treatment along the street frontages, including the area designated as public rights-of-way, shall incorporate the landscape area between the sidewalk and the development wall with ground cover, shrubs and bushes, and trees that highlight the project's entrance, as well as enhance the exterior appearance along Loara Street. The plant material for the entrance shall be the type to inhibit graffiti such as vines and dense growing shrubs and bushes, and shall be maintained.

g. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

h. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30% of the groundcover area shall have the mulch substitute.

i. Ground plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within 18 months of planting.

j. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.

k. The irrigation system shall comply with all applicable provision of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.

l. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure proper landscape screening will be provided.

65. All new lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to the residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be directed, positioned, or shielded in such a manner so as to not unreasonably illuminate the windows of the units within the project, and of the adjacent residences.

66. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.

67. All new block walls, and/or retaining wall(s) shall be required around the perimeter of the subject property along the north, south, east and west property lines, if there is currently not a block wall. Block walls shall be designed in accordance with City Standards, or designed by a professional registered engineer and subject to the following:

a. All new and existing perimeter walls or fencing shall maintain a minimum height of six feet (6'-0"), as measured from the interior of finished grade of the property located adjacent wall. At no time shall the overall height of the wall or fence exceed a maximum height of seven feet (7'-0").

b. The maximum height of any wall or fence located within the front setback, as measured from the first twenty feet (20'-0") from the ultimate right-of-way line, shall not exceed a maximum height of 36 inches.

c. The applicant shall work with the existing property owners along the project perimeter in designing and constructing the required perimeter block walls. This requirement is to avoid having double-walls and minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community Development Director shall be authorized to approve minor

alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

68. Hours and days of construction and grading shall be as follows as set forth in the City of Garden Grove's Municipal Code Chapter 8.47 as adopted, except that:

a. Monday through Friday—not before 7:00 a.m. and not after 7:00 p.m. (of the same day).

b. Saturday—not before 9:00 a.m. and not after 6:00 p.m.

c. Sundays and federal holidays—no construction or repair work shall be permitted.

69. Prior to issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developer's name, address, and a 24-hour emergency telephone number.

70. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.

71. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

72. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5, and 3515 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.

73. The applicant/property owner shall abate all graffiti vandalism within the premises. The applicant/property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coating and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the applicant/property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

74. The applicant shall prepare Covenants, Conditions, and Restrictions (CC&R's) for review and approval by the City Attorney's Office and the Community Development Department prior to the issuance of building permits. The approved CC&R's shall be recorded at the same time that the subdivision map is recorded and two copies of the recorded CC&R's shall be provided to the Planning Services Division. The CC&R's shall include the following stipulations and/or provisions:

    a. All units shall maintain the ability to park three (3) vehicles within the garages at all times. Unless otherwise expressly permitted by applicable law, garages shall not be converted to any other use.

    b. There shall be no business activities, day care, or garage sales conducted within or from the garages.

    c. Unless otherwise expressly permitted by applicable law, garages shall not be rented or leased separately from the dwelling units and shall not be made unavailable to the occupants of the units.

    d. Parking spaces in the garages shall be made available to the occupants of the unit at all times.

    e. Residents shall not park or store vehicles anywhere on the site except within the designated parking spaces located within the enclosed garage space for each unit and the open parking spaces located along the private driveway. However, the four (4) on-street parallel parking spaces may be utilized by residents or guests for temporary parking. Any issues arising

from the use, application, or restriction of such open parking spaces shall be at the resolve of the Homeowner's Association.

f. Each Owner shall prevent and abate all graffiti vandalism within his/her/its Lot and/or within any Exclusive Use Area or Property Wall over which he/she/it exercises control and/or is responsible to maintain. The Homeowner's Association shall prevent and abate all graffiti vandalism within the Common Area and any other portions of the Properties or Property Walls owned or controlled by the Association. The Homeowners Association and Owners shall implement best management practices to prevent and abate graffiti vandalism within the Properties throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the Homeowner's Association or responsible Owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

g. Each residence shall be utilized as one (1) dwelling unit, unless otherwise expressly permitted pursuant to applicable law. No portion of any residence shall be utilized or rented as a separate dwelling unit.

h. Second-story decks shall remain open and shall not be enclosed at any time. There shall be no storage allowed in the balconies at any time.

i. Parking and storage of boats, recreational vehicles, or commercial vehicles on the property is prohibited.

j. There shall be no parking allowed along the drive-aisle and the turn-around area, except within the designated guest parking spaces. All curbs not designated as parking areas, including the emergency vehicle turn-around area, shall be painted red.

k. Each unit shall maintain a minimum of one thousand square feet of usable open space in the required rear yard. This area shall be open and unobstructed from the ground to the sky.

l. Each lot shall be subject to the development standards of the R-1 (Single Family Residential) zone.

m. Trash containers shall be stored within designated storage areas only and not within the garage parking area. The placement of trash containers for

pick-up, and the duration of time prior to and after trash collection of those trash containers, is subject to the Garden Grove Sanitary District requirements. The applicant shall provide each individual unit with a trash storage area to accommodate three trash containers. The area for each container shall be a minimum of 38 inches by 38 inches. The trash areas shall be paved and accessed by gates and a walkway for ease of taking trash containers to and from the street.

n. The CC&R's shall include provisions providing the owners or tenants a means of contacting persons responsible for site maintenance, repairs, trash pick-up, and other related matters for a development of this type. This shall also include scheduling of maintenance of such items as the recreation area, landscape area maintenance, etc. This also includes ensuring tree overhangs do not block or hinder any vehicles such as street sweepers, trash trucks, fire trucks, etc., from maneuvering through the site.

o. The Conditions of Approval for Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 shall be incorporated into the CC&Rs, and provisions corresponding to any applicable Conditions of Approval shall be included in the CC&Rs.

p. The following provisions shall be included with the CC&R's (in substantially the same form as below or as otherwise approved by the City Attorney):

i. Compliance with Stormwater Quality Regulations. The Homeowner's Association shall implement, and fund implementation of, the Operation and Maintenance ("O&M") Plan for the Property, which was approved by the City as part of the Water Quality Management Plan ("WQMP") required for development of the Property, and shall operate and maintain the Best Management Practices ("BMPs") described in the O&M Plan for the Property, which includes:

1. Description of all post-construction BMPs (nonstructural and structural),
2. Description of the Property owner's(s') responsibilities and required training of persons performing BMP implementation, operation and maintenance,
3. Implementation frequency and operating schedule,
4. Inspection/maintenance frequency and schedule,
5. Specific maintenance activities,
6. Required permits from resource agencies, if any,

7. Forms to be used in documenting implementation, operation and maintenance activities,
8. Recordkeeping requirements.

A copy of the approved O&M Plan is described in the current WQMP for the Project, as it may be amended from time to time according to its terms, which is on file with the City of Garden Grove Community Development Department, and is incorporated herein by this reference. The Committee shall maintain a copy of the current WQMP at a location on the Property.

The Property shall be, and the Homeowner's Association shall ensure that the Property is, used and maintained in full compliance with the provisions of the O&M Plan and Chapter 6.40 (Stormwater Quality) of the Garden Grove Municipal Code, as it may be amended. The City shall have the right to inspect the Property for the purpose of verifying compliance with this provision. The City of Garden Grove shall be an intended third-party beneficiary to this provision. The City shall have the right and authority, but not the obligation, to enforce this provision by any legal or equitable means, or by any method available to the Property owners as provided elsewhere in the Declaration, against the Declarant, Homeowner's Association, Owners, their successors and assigns, or other persons in possession of the Property. This provision shall not be amended or terminated without the written approval of the City of Garden Grove Community Development Department.

ii. Enforcement: The City is hereby made a party to this Declaration solely for purposes of enforcing its provisions and the Conditions of Approval of Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119. The City, its agents, departments and employees shall have the unrestricted right and authority, but not the obligation, to enforce the provisions of this Declaration and the Conditions of Approval of Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119. In the enforcement of this Declaration, the City shall not be limited to the procedures or processes described in this Declaration and may use any remedy provided under law or equity, including the City's Municipal Code. The City, its agents, departments and employees may further refuse to issue any building, electrical or plumbing permit that may be in violation of these Declarations or Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 approvals. However, the City shall not be liable for failing or refusing to enforce the provisions of these Declarations or the Conditions of Approval of Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119. The alternative dispute resolution provisions set

forth in Section / Article [SECTION] of this Declaration shall not apply to or legally bind the City.

iii. Assessments: The City may levy special assessments against the properties in connection with its actions to enforce the conditions of this Declaration or Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 approvals, or to abate the violation thereof. The City shall have the same power as the Association to levy special assessments pursuant to the provisions of [SECTION] of this Declaration in the event that it incurs expenses in the enforcement of the conditions of these Declarations or Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 approvals. Notice of intention to make such assessment shall be mailed by the City to the Owner of each affected [LOT/UNIT] affording the Owner thirty (30) days' notice to satisfy or reimburse the City's expenditure. In the event of the failure of any Owner of any affected [LOT/UNIT] to reimburse the City within thirty (30) days, notice of such assessment shall be mailed by the City to said Owner, and said assessment shall thereafter be due as a separate debt to the City within thirty (30) days following the mailing of such notice. Any such delinquent assessment may be and may become a lien upon the interest of the defaulting Owner in the Lot upon the execution by the City and the recording in the Orange County Recorder's office of a notice of delinquent assessment under the same conditions that the Association could record the same pursuant to the provisions of [SECTION]. The City may foreclose on such notice of delinquent assessment in the same manner and with the same power as the Association could foreclose on such notice pursuant to the provisions of [SECTION]. It is the intent of Declarant, which intent shall be binding upon all of Declarant's successors in interest in the Properties, that the City shall be deemed an interest holder pursuant to the provisions of these Declarations in order to enforce the rights which have been given to the City generally in these Declarations and specifically pursuant to this Section.

iv. Attorney Fees: The City shall be entitled to recover its attorney's fees incurred in connection with its actions to enforce the conditions of these Declarations or Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 approvals, or to abate the violation thereof.

v. Public Safety Access: The Police and Fire Department personnel may enter upon any part of the common area for the purpose of enforcing State and Local laws.

vi. Modification/Termination: This Declaration shall not be terminated or substantially amended without the prior written approval of the City of Garden Grove Community Development Department.

75. Final Parcel Map No. PM-2025-119 shall be approved by the City recorded by the applicant prior to issuance of building permits for the proposed single-family dwellings.

76. The applicant/property owner shall submit signed letters acknowledging receipt of the decision approving Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119, and their agreement with all conditions of approval within 30 days from the date of this approval.

77. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

78. In accordance with Garden Grove Municipal Code Section 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119 shall be valid for a period of two (2) years. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-178-2026 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period, and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced, but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-178-2026 shall expire if the building permits for the project expire.

79. The Conditions of Approval set forth herein include certain development impact fees and other exactions. Pursuant to Government Code §66020(d), these

Conditions of Approval constitute written notice of the amount of such fees. To the extent applicable, the applicant is hereby notified that the 90-day protest period, commencing from the effective date of approval of Site Plan No. SP-178-2026 and Tentative Parcel Map No. PM-2025-119, has begun.

COMMUNITY DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	**SITE LOCATION:** West side of Choisser Road, north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road
HEARING DATE: October 15, 2026	**GENERAL PLAN:** International West Mixed Use
CASE NO.: Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1)	**ZONE:** Planned Unit Development No. PUD-128-12; International West Mixed Use Overlay zone
APPLICANT: Investel Garden Resorts, LLC	**APN:** 231-491-12, 231-491-13, 231-491-14, and 231-491-15
PROPERTY OWNER: Same as applicant	**CEQA DETERMINATION:** Exempt – Section 15301 – Existing Facilities

REQUEST:

The applicant is requesting approval of a one-year time extension for the approved entitlements under Site Plan No. SP-120-2023(TE1) and Vesting Tentative Parcel Map No. PM-2021-206(TE1), which allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53 unit-residential apartment complex.

BACKGROUND:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) and located on the west side of Choisser Road, north of Twintree Lane, immediately adjacent to the site of the future resort hotel development commonly referred to as the Site "C" Project. The property is currently unimproved and is secured with fencing.

The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay zone apply to the project.

On February 16, 2023, the Planning Commission approved Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206. The approval allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53 unit-residential apartment complex. Pursuant to the State Density Bonus law, in

exchange for reserving five (5) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

Under the State Subdivision Map Act, tentative maps expire two-years from the date the land use approval becomes effective. Condition of Approval No. 97 of SP-111-2023 and PM-2021-190 allowed the Site Plan to expire two years from the date the approval became effective to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on March 10, 2023, with a two-year expiration date of March 10, 2025.

On January 1, 2025, Assembly Bill AB 2729 went into effect and automatically extended the expiration date of housing projects that were issued prior to January 1, 2024, and that were set to expire in 2025. The project qualified for the automatic 18-month time extension granted under AB 2729, and the new expiration date was extended to September 10, 2026.

On June 9, 2026, the applicant filed a land use application with the City requesting a one-year time extension (Time Extension No. 1) of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206.

In accordance with the Municipal Code, and because the Site Plan and the Vesting Tentative Parcel Map entitlements have not yet been exercised, the applicant is requesting a one-year time extension (Time Extension No. 1) to these approved entitlements. No changes are proposed to the previously approved project.

DISCUSSION:

Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 became effective on March 10,2023, with a two-year expiration date of March 10, 2025. Assembly Bill AB 2729, which become effective on January 1, 2025, granted an automatic 18-month time extension to housing projects approved prior to January 1, 2024, and that were set to expire in 2025. Pursuant to AB 2729, the project was granted an automatic time extension, and the new expiration date was set to September 10, 2026.

The applicant filed an application with the City of Garden Grove requesting a time extension on August 19, 2026, prior to the entitlements expiring for both the Site Plan and Vesting Tentative Parcel Map.

The applicant has made substantial progress to advance the proposed housing project. Currently, the grading and construction plans have been approved by the City, and are awaiting permit issuance pending the recordation of the vesting tentative parcel map. The tentative parcel map is currently progressing through the review process with the County’s Surveyor’s Office. The time extension will allow the

applicant additional time to complete the review and record the tentative parcel map. With recordation of the final map, the applicant can proceed with obtaining grading and building permits, and commencing construction.

Title 9 of the Municipal Code allows for a one (1) year time extension for approved entitlements, provided that the Planning Commission finds that: (a) the request for the time extension was submitted prior to the permit expiration date, (b) there has been no change in the general plan designation or zoning of the site, and (c) there is no land use action or study currently underway that would have the potential to render the development nonconforming.

The applicant submitted the time extension application on August 19, 2026, prior to the expiration of the entitlements. In addition, the General Plan Land Use Designation of International West Mixed Use (IW) and the PUD and housing overlay zoning designations of the property remain the same, and there are no pending land use actions or studies that would have the potential to render the approved development nonconforming. As such, the proposed project is conforming to the General Plan and zoning designations of the property. The subject request is in compliance with Municipal Code standards for time extensions.

Approval of the time extension will extend the expiration date of the land use entitlements by one-year to September 10, 2027.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):

As a part of the original approval in 2023, the City determined that the project was categorically exempt from the California Environmental Quality Act ("CEQA"), pursuant to CEQA Guidelines Section 15332 (In-Fill Development Projects). No changes are proposed to the project that was previously approved, and no further environmental review is required.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

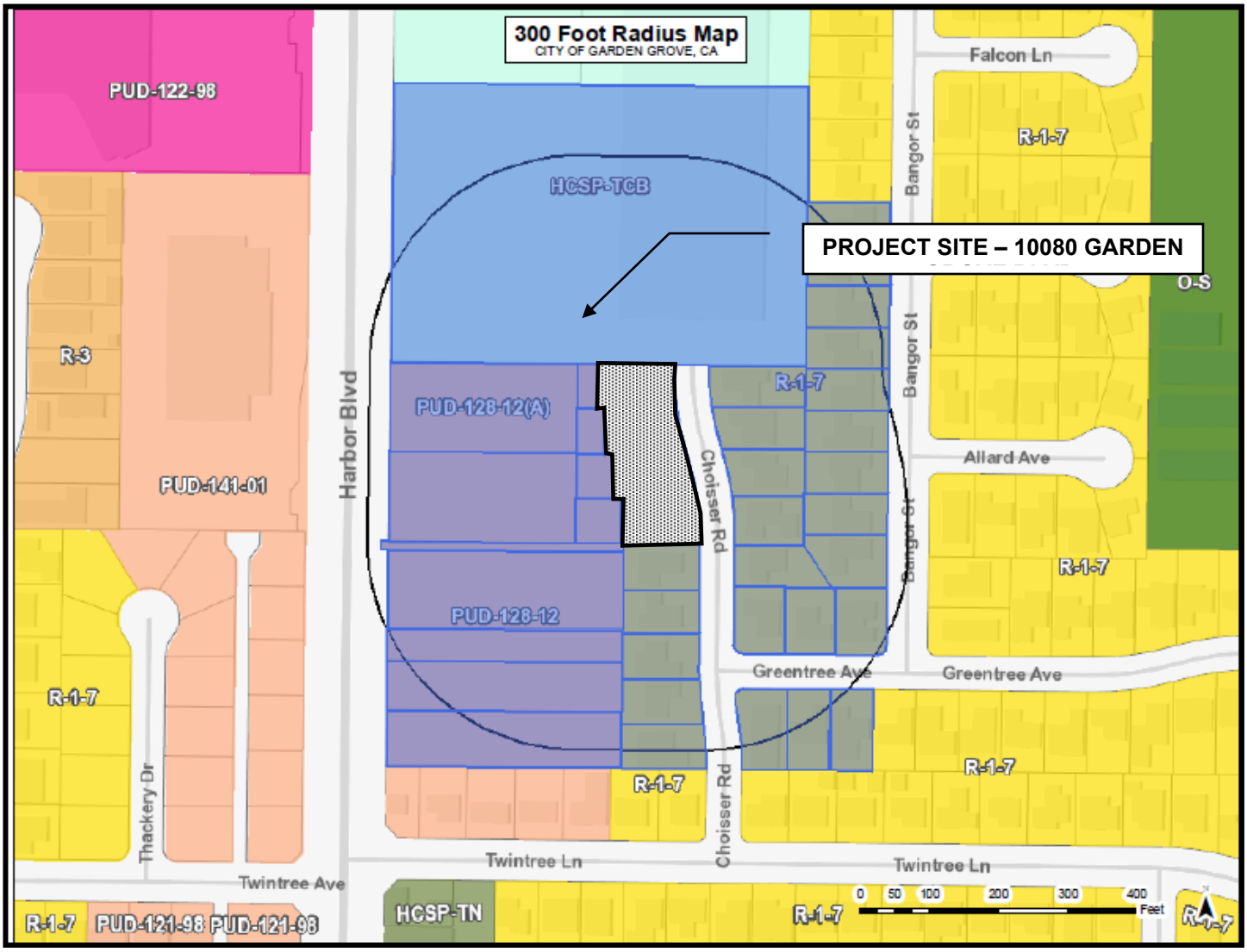
1. Adopt Resolution No. 6152-26 approving a one year time extension for Site Plan No. SP-120-2023 and Vesting Parcel Map No. PM-2021-206 [referred to as Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206(TE1)]

Maria Parra, AICP
Planning Services Manager

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Resolution No. 6152-26 for SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206
Attachment 4: Planning Staff Report dated February 16, 2023 with Resolution No. 6058-23 for SP-120-2023 and Vesting PM-2021-190

ATTACHMENT 1 - Vicinity Map

SITE PLAN NO. SP-120-2023(TE1)
VESTING TENTATIVE PARCEL MAP NO. PM-2021-2026 (TE1)



LEGEND

SUBJECT SITE(S) – 12233, 12235, 12237 and 12239 Choisser Road

300 FOOT RADIUS

NOTES

1. SITE ADDRESSES – 12233, 12235, 12237 and 12239 Choisser Road
2. ZONING: Planned Unit Development No. PUD-008-2018 | International West Overlay

CITY OF GARDEN GROVE
PLANNING DIVISION
OCTOBER 2026

ABBREVIATIONS

°	DEGREE	LAM	LAMINATE
±	PLUS OR MINUS	LAV	LAVATORY
Ø	DIAMETER	LBR	LUMBER
≈	ALMOST EQUAL	LDG	LANDING
≠	NOT EQUAL	LGTH	LENGTH
∠	ANGLE	LIN	LINEAR
	BOUNDARY LINE	LKR	LOCKER
℄	CENTER LINE	LONG	LONGITUDINAL
Δ	DELTA	LT	LIGHT
		LTG	LIGHTING
A/C	AIR CONDITIONING	LT WT	LIGHT WEIGHT
ACST	ACOUSTIC	LVR	LOUVER
AD	AREA DRAIN		
ADA	AMERICAN WITH DISABILITIES ACT	MACH	MACHINE
ADJ	ADJACENT / ADJUSTABLE	MAINT	MAINTENANCE
ADR	ACCESS DOOR	MAR	MARBLE
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AGG	AGGREGATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEMB	MEMBRANE
APT	APARTMENT	MET	METAL
ARCH	ARCHITECTURAL	MFG	MANUFACTURING
ASPH	ASPHALT	MFR	MANUFACTURER
AUTO	AUTOMATIC	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELANEOUS
		MLDG	MOULDING
BATH	BATHROOM	MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BE	BOTTOM ELEVATION	MUL	MULLION
BL	BUILDING LINE		
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	(N)	NEW
BM	BENCH MARK / BEAM	NIC	NOT IN CONTRACT
BR	BARE ROOT	NG	NATURAL GRADE
BRG	BEARING	NO	NUMBER
		NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CB	CATCH BASIN	#	NUMBER
C/C	CENTER TO CENTER		
CE	COVER ELEVATION	OBSC	OBSCURE
CEM	CEMENT	OC	ON CENTER
CG	CORNER GUARD	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OFF	OFFICE
CJ	CEILING JOIST	OH	OVERHEAD
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLO	CLOSET	OPS	OPERATIONS
CLR	CLEAR	OV	OVEN
CMU	CONCRETE MASONRY UNIT	OVFL	OVERFLOW
CO	CLEANOUT		
COL	COLUMN	P	POINT
COM	COMMON	PART	PARTITION
COMB	COMBINATION / COMBINE	PAVT	PAVEMENT
COMP	COMPOSITION	PED	PEDESTAL
CONC	CONCRETE	PKG	PARKING
CONN	CONNECTION	PL	PLATE / PROPERTY LINE
CONST	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS / CONTINUATION	PLBG	PLUMBING
CONTR	CONTRACTOR	PLWD	PLYWOOD
COR	CORNER	PNL	PANEL
CORR	CORRIDOR	PR	PAIR
CTR	CENTER	PRC	PORCELAIN
CUYD	CUBIC YARD	PRCST	PRECAST
CW	COLD WATER	PREFAB	PREFABRICATED
CYL	CYLINDER	PROP	PROPERTY
		PROJ	PROJECTION
D	DRAIN / DIFFUSER	PRTN	PARTITION
DIFF	DIFFUSER	PVMT	PAVEMENT
DBL	DOUBLE		
DET	DETAIL	R	RISER
DEPT	DEPARTMENT	RAD	RADIUS
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIAG	DIAGONAL	RECP	RECEPTACLE
DIAM	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DISC	DISCONNECT	REINF	REINFORCMENT
DISP	DISPENSER	REQD	REQUIRED
DIST	DISTRIBUTION	REV	REVISIONS
DK	DECK	RFG	ROOFING
DN	DOWN	RGH	ROUGH
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	RND	ROUND
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	RUB	RUBBER
DWT	DRAWER		
		S	SOUTH
E	EAST	SC	SOLID CORE
(E)	EXISTING	SD	SMOKE DETECTOR
EA	EACH	SHT	SHEET
EL	ELEVATION	SHT MET	SHEET METAL
ELEC	ELECTRIC	SHTHG	SHEATHING
ELEV	ELEVATOR	SHWR	SHOWER
EMERG	EMERGENCY	SIM	SIMILAR
ENCL	ENCLOSURE	SPECS	SPECIFICATIONS
ENTR	ENTRANCE	SPKR	SPEAKER
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EXH	EXHAUST	STC	SOUND TRANS CLASS
EXIST	EXISTING	STD	STANDARD
EXP JT	EXPANSION JOINT	STL	STEEL
EXPN	EXPANSION	STOR	STORAGE
EXPO	EXPOSED	STRL	STRUCTURAL
EXT	EXTERIOR	STWY	STAIRWAY
		SUSP	SUSPENDED
F	FIRE MAIN	SYM	SYMMETRICAL
FA	FIRE ALARM		
FCU	FAN COIL UNIT	TB	TOWEL BAR
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FDN	FOUNDATION	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	TEMP	TEMPERATURE
FEC	FIRE EXTINGUISHER CABINET	THERMO	THERMOSTAT
FG	FUEL GAS	THK	THICK
FGL	FIXED GLASS	THRES	THRESHOLD
FH	FIRE HYDRANT	TOC	TOP OF CURB
FHC	FIRE HOSE CABINET	TOF	TOP OF FENCE
FIN	FINISH	TOW	TOP OF WALL
FIXT	FIXTURE	TOIL	TOILET
FJ	FLOOR JOIST	TOPO	TOPOGRAPHY
FL	FLOOR	TPD	TOILET PAPER DISPENSER
FLASH	FLASHING	TV	TELEVISION
FLG	FLOORING	TYP	TYPICAL
FLUOR	FLUORESCENT	THRU	THROUGH
FPRF	FIRE PROOF		
FR	FIRE RATED	UNFIN	UNFINISHED
FS	FLOW SWITCH / FLOOR SINK	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	UR	URINAL
G	GAS / GRILLE	VCT	VINYL COMPOSITE TILE
GA	GAGE	VENT	VENTILATOR
GALV	GALVANIZED	VERT	VERTICAL
GB	GRAB BAR	VIF	VERIFY IN FIELD
GEN	GENERAL	VTR	VENT THROUGH ROOF
GI	GALVANIZED IRON		
GL	GLASS / GLAZE	W	WEST
GLB	GLASS BLOCK	W/	WITH
GND	GROUND	W.C	WATER CLOSET
GOVT	GOVERNMENT	WD	WOOD
GR	GRADE	WDT	WIDTH
GYP	GYPSUM	WDW	WINDOW
GYP BD	GYPSUM WALL BOARD	WNSCT	WAINSCOT
		W/O	WITHOUT
HB	HOSE BIB	WP	WATERPROOF
HC	HOLLOW COR / HEATING COIL	WT	WEIGHT
HD	HEAD		
HDR	HEADER	MISCELLANEOUS REFERENCE	
HDRL	HANDRAIL	AA	ARTWORK / ARTIFACTS
HDW	HARDWARE	ACT	ACOUSTICAL TILE
HDWD	HARDWOOD	C	CARPET
HORIZ	HORIZONTAL	CT	CERAMIC TILES
HP	HORSEPOWER	LP	LAMINATED PLASTIC
HPT	HIGH POINT	MT	METAL FINISH
HR	HOUR	MIR	MIDORO / GLASS
HT	HEIGHT	PL	PLASTER
HTG	HEATING	PT	PAINT FINISH
HTR	HEATER	QT	QUAFFY TILES
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RF	RESILENT FINISH
		SF	SPECIAL FINISH
HW	HOT WATER	ST	STONE / MARBLE / TRAVERTINE
		UP	UPHOLSTEPY
ID	INSIDE DIAMETER	WC	WALL COVERING
IN	INCH	WD	WOOD FINISH
INSUL	INSULATION		
INT	INTERIOR	MATERIAL FINISH REFERENCE	
INTERMD	INTERMEDIATE	FF	FIXTURE & FURNITURE
INV	INVERT	FF&E	FIXTURE, FURNITURE & EQUIPMENT
IPS	IRON PIPE SIZE	FC	FLOOR COVERING
		G.R	GUESTROOM
JAN	JANITOR	GC	GENERAL CONTRACTOR
JB	JUNCTION BOX	IE	INTERIOR ELEVATION
JST	JOIST	IF	INTERIOR FURNISHING
JT	JOINT	KEC	KITCHEN EQUIPMENT CONTRACTOR
		MUR	MOCK-UP ROOM
KC	KEENE'S CEMENT	PS	POWER SUPPLY
KIT	KITCHEN	RC	REFLECTED CEILING
KP	KICK PLATE	RP	REFERENCE PLAN

PROJECT DATA

PROJECT ADDREASS: 12233 CHOISSER ROAD, GARDEN GROVE, CA 92840
12235 CHOISSER ROAD, GARDEN GROVE, CA 92840
12237 CHOISSER ROAD, GARDEN GROVE, CA 92840
12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
LEGAL DESCRIPTION: APN-23149112
APN-23149113
APN-23149114
APN-23149115, TRACT NO.88403
ZONE: PUD(C), PUD-128-12
LAND USE: IW (INTERNATIONAL WEST MIXED USE)
ALLOWABLE RESIDENTIAL DENSITY: 70 DWELLING UNITS PER ACRE

BUILDING TYPE: MULTIFAMILY DWELLING
OCCUPANCY: R-2 (APARTMENT HOUSES)
S-2 (PARKING)
CONSTRUCTION TYPE: TYPE I FOR S-2 (1 STORY)
TYPE IIIA FOR R-2 (5 STORIES)
SPRINKLER: YES (FULLY SPRINKLED)
BUILDING HEIGHT: 68 FT. 9 IN. (6-STORY)

SITE AREA: 0.66± ARCE (28,793± S.F.)
BUILDING AREA: 88,492 S.F.
LANDSCAPE AREA: 7,406 S.F. (25.7%)
PAVING AREA: 4,888 S.F.

A) PARKING COMPUTATION:

	REQUIRED	PROPOSED (CONCESSION REQUESTED)
REGULAR	TBD	46
COMPACT	17 (MAX)	4
HCP	2 (MIN)	2
EVS	6 (MIN)	6
TOTAL	70 (MAX)	58

*PARKING RATIO PER SECTION 65915 ET SEQ. OF THE CALIFORNIA GOVERNMENT (DENSITY BONUSES AND OTHER INCENTIVES):

UNIT TYPE	UNIT SIZES	RATIO	REQUIRD NUMBER
STUDIO	1	1 / UNIT	1
ONE-BEDROOM	18	1 / UNIT	18
TWO-BEDROOM	30	1.5 / UNIT	45
THREE-BEDROOM	4	1.5 / UNIT	6
TOTAL			70

B) BUILDING AREA BREAKDOWN:
PARKING GARAGE: (S-2 OCCUPANCY AND TYPE I CONSTRUCTION)
LEVEL 01 = 16,538 S.F.

RESIDENTIAL: (R-2 OCCUPANCY AND TYPE III CONSTRUCTION)
LEVEL 02 = 14,721 S.F.
LEVEL 03, 04, 05 = 14,674 S.F.
LEVEL 06 = 13,211 S.F.
SUB-TOTAL = 71,954 S.F.

TOTAL BUILDING AREA = 88,492 S.F.

C) DWELLING UNIT COMPUTATION (53 UNITS):

TYPE	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
2/F	1	3	6	1
3/F	0	4	6	1
4/F	0	4	6	1
5/F	0	4	6	1
6/F	0	3	6	0
TOTAL	1	18	30	4

AFFORDABLE UNIT COMPUTATION (6 UNITS):
VERY LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
1-BEDROOM	2	2
2-BEDROOM	2	4
3-BEDROOM	1	3
TOTAL	5	9

*TOTAL 5 REPLACEMENT UNITS INCLUDED (TOTAL 9 BEDROOMS)

LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
3-BEDROOM	1	3

*TOTAL 1 REPLACEMENT UNIT INCLUDED (TOTAL 3 BEDROOMS)

D) RECREATION AREA BREAKDOWN:
PRIVATE OPEN SPACE (BALCONY):
LEVEL 02-06 = 51 S.F. PER UNIT X 4
= 88 S.F. PER UNIT X 1
SUB-TOTAL = 1,460 S.F.

ACTIVE RECREATION AREAS (AMENITIES):
LEVEL 6 - INDOOR:
FITNESS CENTER = 838 S.F.
& LOUGNE
LEVEL 6 - ROOF DECK:
ROOF GARDEN
& BBQ LOUNGE = 1,612 S.F.
SUB-TOTAL = 2,450 S.F.

PASSIVE RECREATION AREAS (LANDSCAPE):
ON-SITE GARDEN = 3,910 S.F.

TOTAL RECREATION AREA = 7,820 S.F.

PROJECT CONTACTS

OWNER: INVESTEL GARDEN RESORTS LLC.
DANNY WEI
714.696.0000
danny.wei@scgamerica.com

DESIGN ARCHITECT: SCG AMERICA
CONSTRUCTION INC.
KENHAO HSU
714.696.0000
kenhao.hsu@scgamerica.com

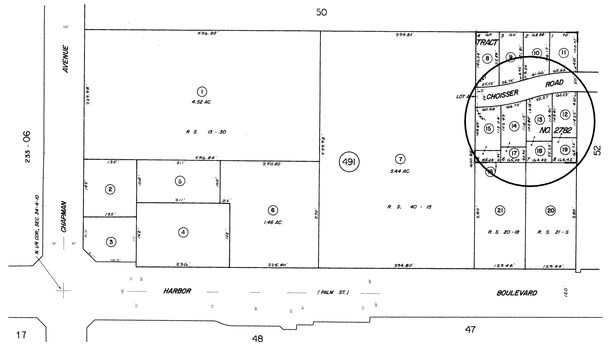
EXECUTIVE ARCHITECT: AC MARTIN
PATRICK SIN
213.683.1900
patrick.sin@acmartin.com

CIVIL ENGINEER & SURVEYOR: kpff
ISHWAR DHUNGANAL
213.418.0201
ishwar.dhungana@kpff.com

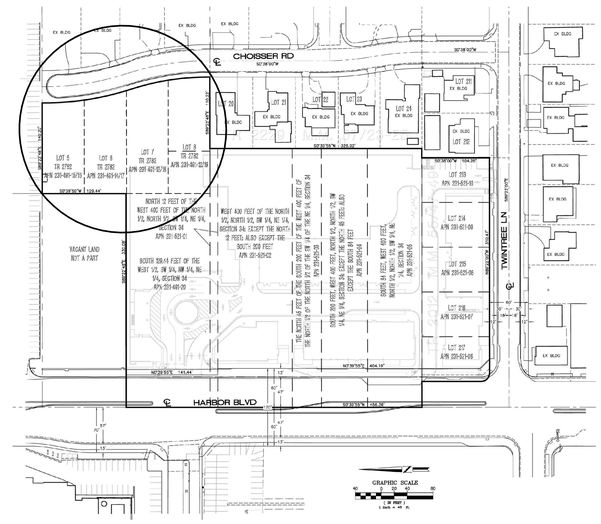
PLUMBING / ELECTRICAL ENGINEER: SCG AMERICA
CONSTRUCTION INC.
TEE YATPIYAKUL
714.696.0000
tee.yatpiyakul@scgamerica.com

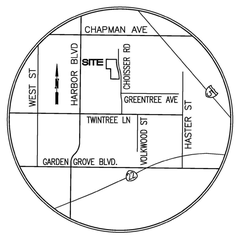
STRUCTURAL ENGINEER: LFA
RICHARD CHEN
213.239.9700
richard.chen@labibfunk.com

TENTATIVE PARCEL MAP



VICINITY PLAN





SCOPE OF WORK

APARTMENT HOUSES DESIGN AND PLANNING

GENERAL:
1. NEW 6-STORY CONSTRUCION OF MULTI-FAMILY HOUSES
2. PLANNING OF THE SITE INCLUDING THE MAIN ENTRANCE, PARKING ENTRANCE, AND DRIVEWAY
3. LANDSCAPING OF THE SITE

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND REGULATIONS:
2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE (TITLE 24 PARTG)
2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA FIRE CODE

INDEX OF SHEETS

LEGEND: X - SHEET ISSUED
R - SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY
SEE TITLEBLOCK FOR REVISION ISSUE DATE(S)

SHEET NUMBER	SHEET TITLE	PRELIMINARY SUBMITTAL	PRELIMINARY RESUBMITTAL	ENTITLEMENT SUBMITTAL	PLAN CHECK SUBMITTAL	REVISION 1	REVISION 2
A-0.01	GENERAL INFORMATION	X	X				
A-1.01	SITE PLAN (EXISTING)		X				
A-1.02	SITE PLAN (GROUND FLOOR)		X				
A-1.03	SITE PLAN (ROOF)	X	X				
A-1.10	FIRE PREVENTION SITE PLAN		X				
A-1.20	LANDSCAPE PLAN - LEVEL 1 & LEVEL 6		X				
A-2.01	FLOOR PLAN - LEVEL 1	X	X				
A-2.02	FLOOR PLAN - LEVEL 2	X	X				
A-2.03	FLOOR PLAN - LEVEL 3-5	X	X				
A-2.04	FLOOR PLAN - LEVEL 6	X	X				
A-2.05	ROOF PLAN	X	X				
A-2.10	UNIT MATRIX	X	X				
A-2.11	ENLARGED ROOM PLAN - STUDIO & 1B1B	X	X				
A-2.12	ENLARGED ROOM PLAN - 2B2B & 3B2B	X	X				
A-3.01	BUILDING ELEVATION - WEST & EAST	X	X	X			
A-3.02	BUILDING ELEVATION - NORTH & SOUTH	X	X	X			
A-6.01	RENDERING			X			
A-6.02	EXTERIOR MATERIAL BOARD	X	X	X			
A-6.03	EXTERIOR MATERIAL BOARD	X	X	X			
C-1.0	PRELIMINARY GRADING AND DRAINAGE PLAN			X			
VTPM-1	VESTING TENTATIVE PARCEL MAP			X			
VTPM-2	VESTING TENTATIVE PARCEL MAP			X			

MEP SYMBOLS

- DOWNLIGHTS, INCANDESCENT
- DECORATIVE FIXTURE
- WALLWASHER
- SPEAKER
- WALLSCONCE
- JUNCTION BOX
- PENDANT LIGHTING FIXTURE
- TRACK LIGHT
- CEILING FAN
- COVE LIGHTING
- PROJECTOR MOUNT & FEED (ABOVE CEILING)
- SPRINKLER / WALL
- SPRINKLER
- THERMOSTAT
- HVAC REMOTE CONTROLLER
- DOOR BELL
- PENDANT LIGHTING FIXTURE
- SMOKE DETECTOR
- EXHAUST FAN
- TELEVITION OUTLET
- DOOR CONTACT SWITCH
- FLUORESCENT "STRIP LIGHT" UNDER CABINENT FIXTURE
- DUPLEX RECEPTACLE OUTLET
- DUPLEX WATERPROOF OUTLET
- GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE OUTLET - HALF HOT SWITCH
- RANGE OUTLET
- REFRIGERATOR OUTLET
- QUADPLEX RECEPTACLE OUTLET
- SINGLE SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- FLOOR DUPLEX OUTLET
- FLOOR QUADPLEX OUTLET
- TELEPHONE OUTLET
- USB CHANGING PORT

DRAWING SYMBOLS

- SECTION / EXTERIOR ELEVATION INDICATOR
- INTERIOR ELEVATION INDICATOR
- DETAIL INDICATOR
- DRAWING TITLE
- COLUMN GRID INDICATOR
- ROOM NUMBER / ROOM TYPE
- DOOR NUMBER INDICATOR
- WINDOW NUMBER INDICATOR
- PARTITION TYPE
- FF&E ITEM AND NUMBER
- MATERIAL FINISH AND NUMBER
- KEYNOTE INDICATOR
- BATHROOM ACCESSORY KEY
- CENTER LINE
- DEMOLITION LINE
- CEILING HEIGHT TO FINISH FLOOR
- ROOM NUMBER / ROOM TYPE / SHEET NUMBER
- REVISION INDICATOR
- REVISION CLOUD
- LINE BREAK
- DENOTES HEARING IMPAIRED ROOMS
- DENOTES ACCESSIBLE ROOMS
- BUILDING EXIT OR EXIT ACCESS
- DETAIL INDICATOR

SP-120-2023
PM-2021-206

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

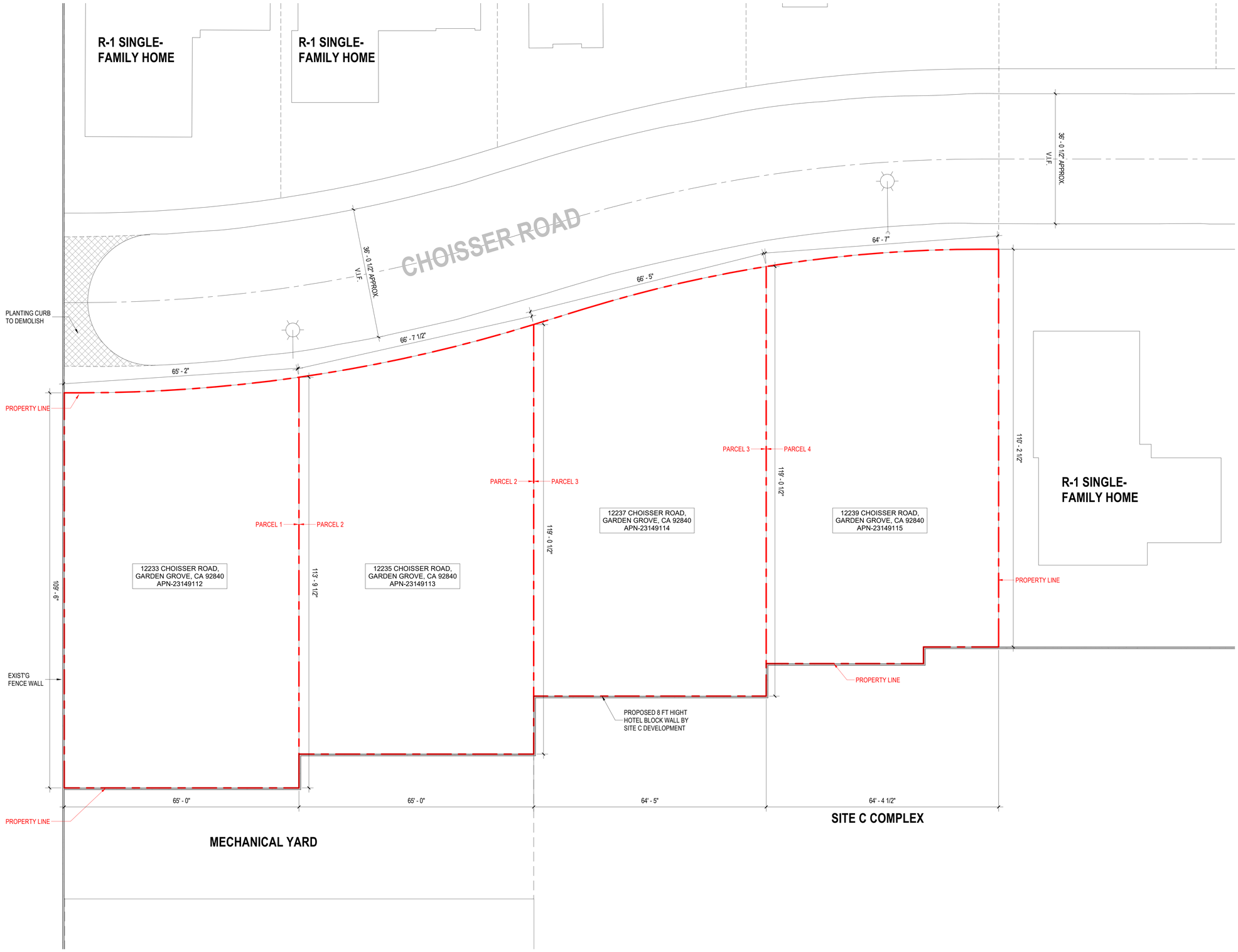
12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

GENERAL INFORMATION

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated
Sheet Number	A-0.01



SITE PLAN (EXISTING) 1 SCALE: 3/32"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

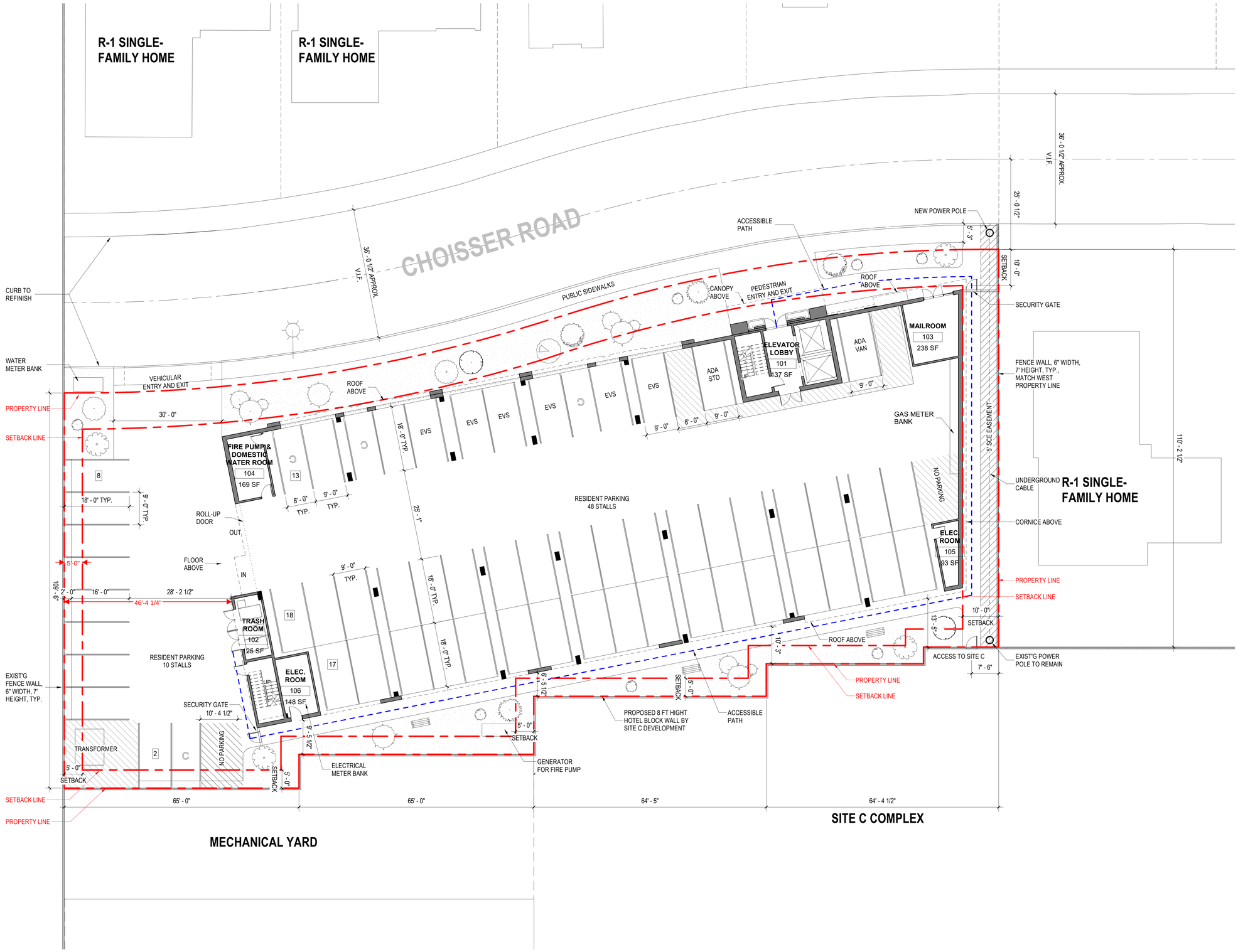
Sheet Title

SITE PLAN (EXISTING)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.01



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (GROUND FLOOR)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

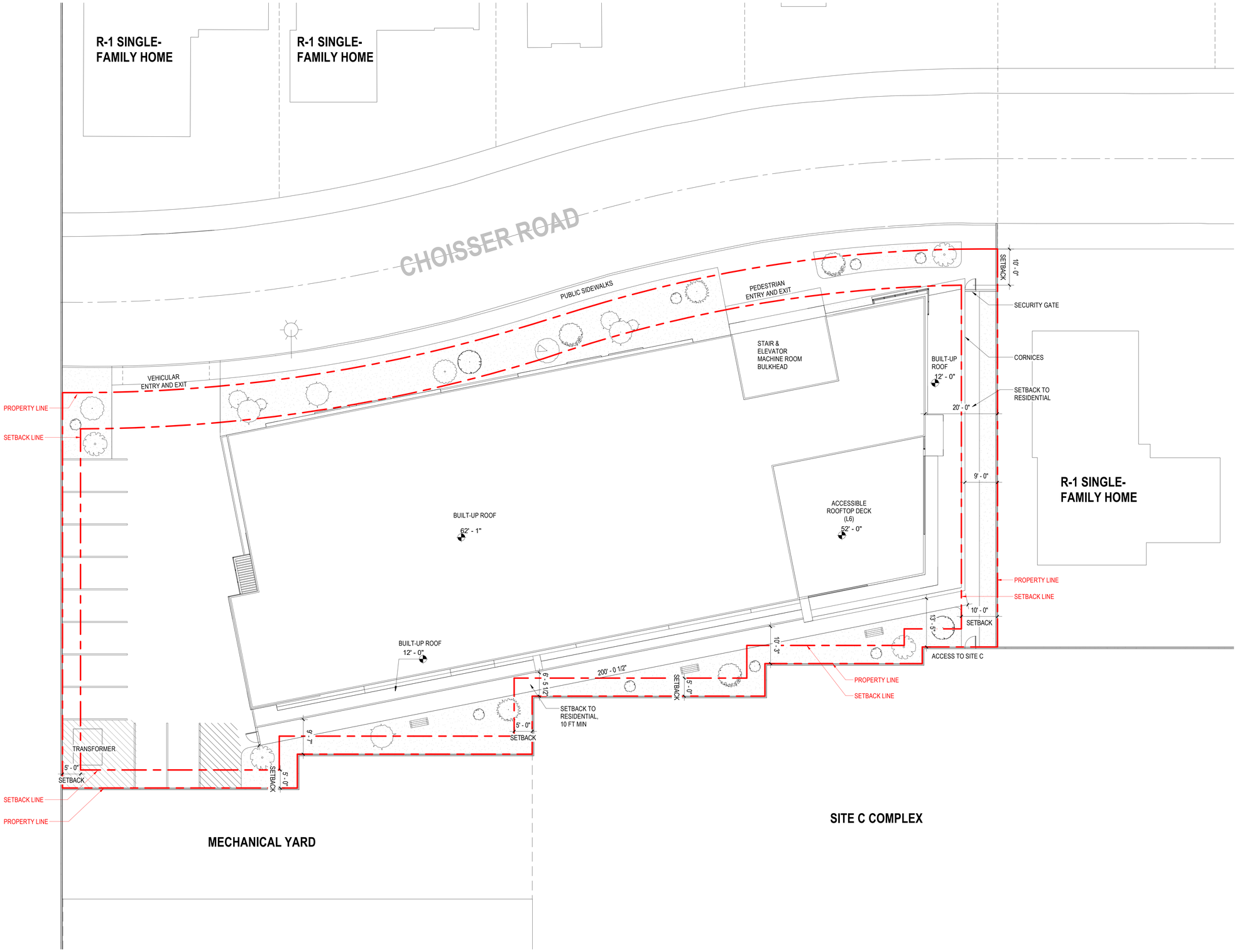
Sheet Number

A-1.02

SITE PLAN (GROUND FLOOR)

1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (ROOF)

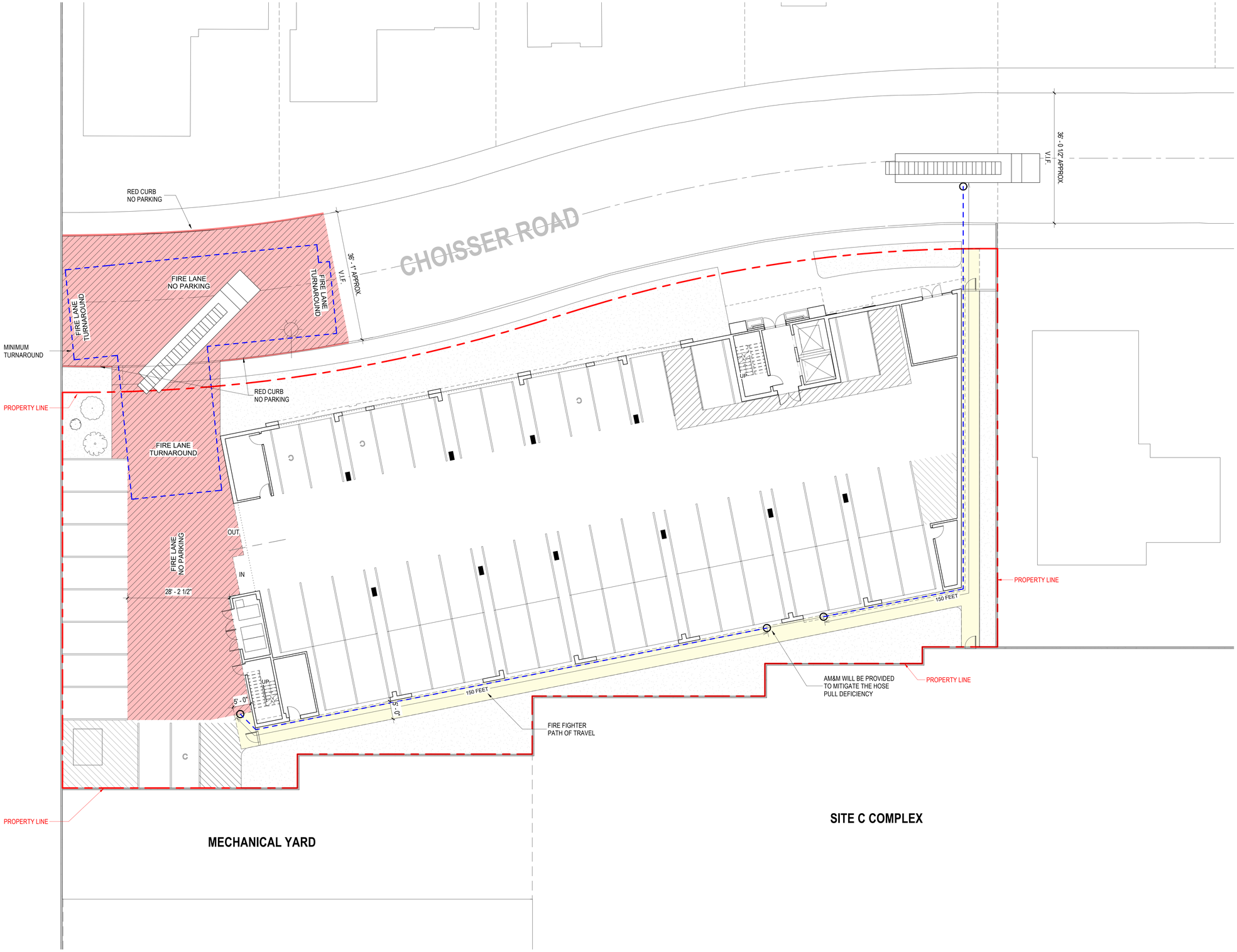
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.03

SITE PLAN (ROOF) 1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FIRE PREVENTION SITE PLAN

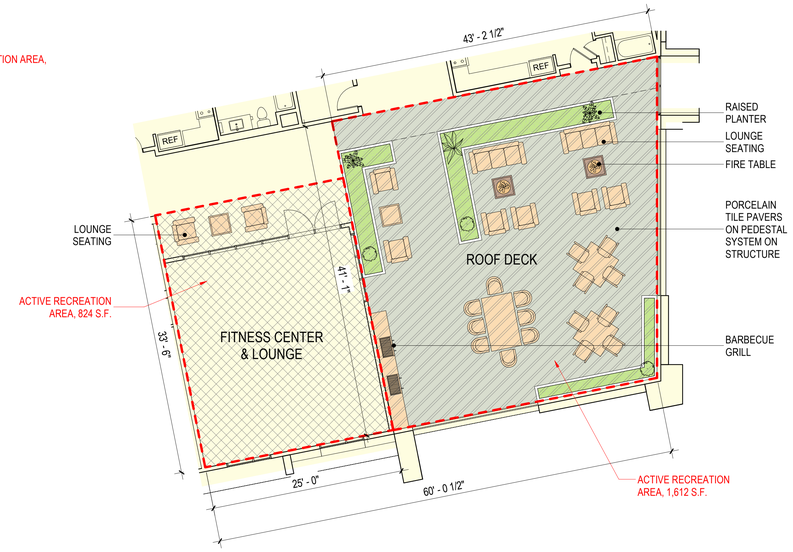
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.10



1 LANDSCAPE SITE PLAN - LEVEL 1
Scale: 3/32" = 1'-0"



2 ENLARGED LANDSCAPE PLAN - LEVEL 6
Scale: 1/8" = 1'-0"

SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road, Garden Grove, CA, 92840

12235 Choisser Road, Garden Grove, CA, 92840

12237 Choisser Road, Garden Grove, CA, 92840

12239 Choisser Road, Garden Grove, CA, 92840

No.	Description	Date

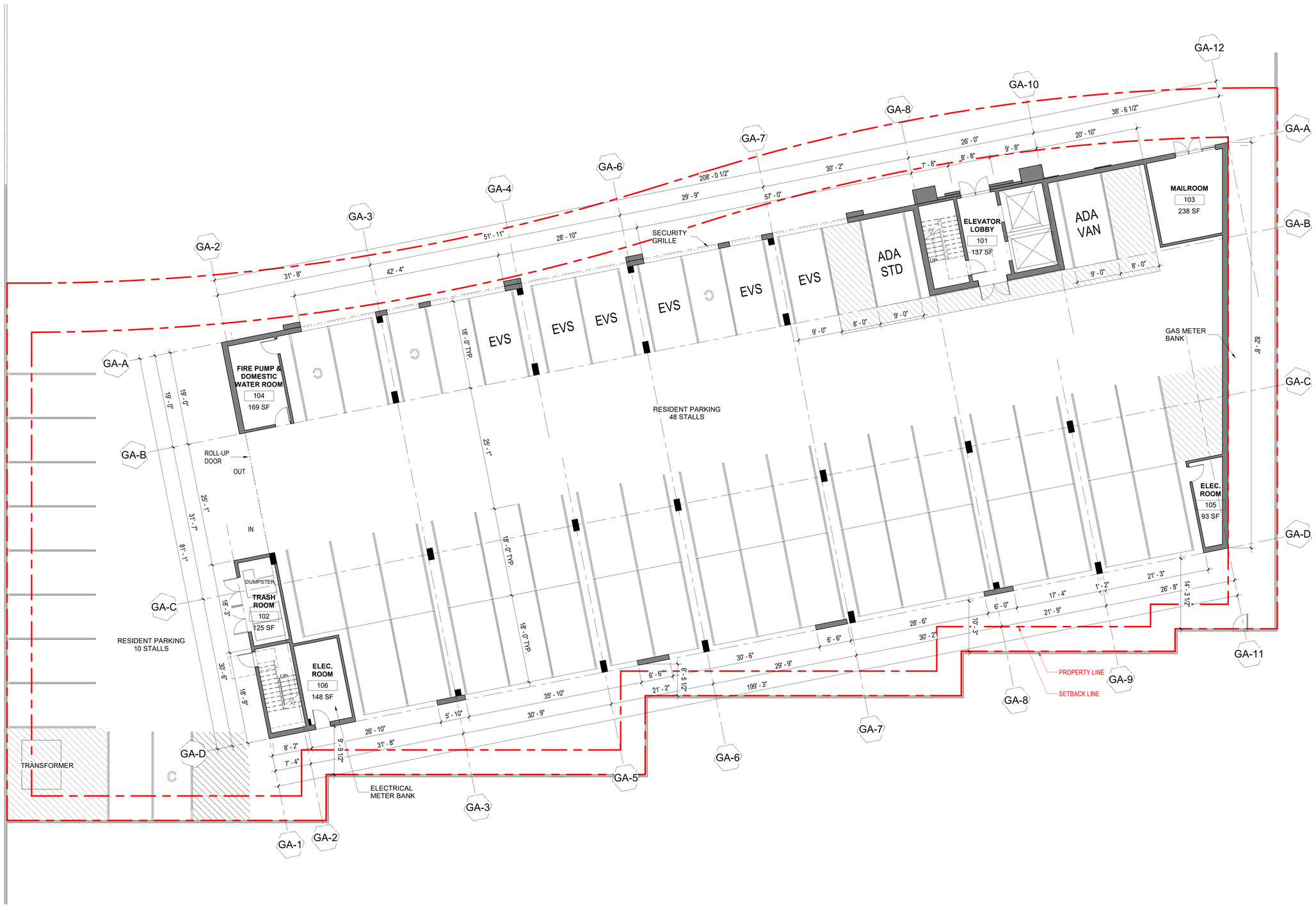
Sheet Title

LANDSCAPE PLAN - LEVEL 1 & LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated

Sheet Number

A-1.20



SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 1

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

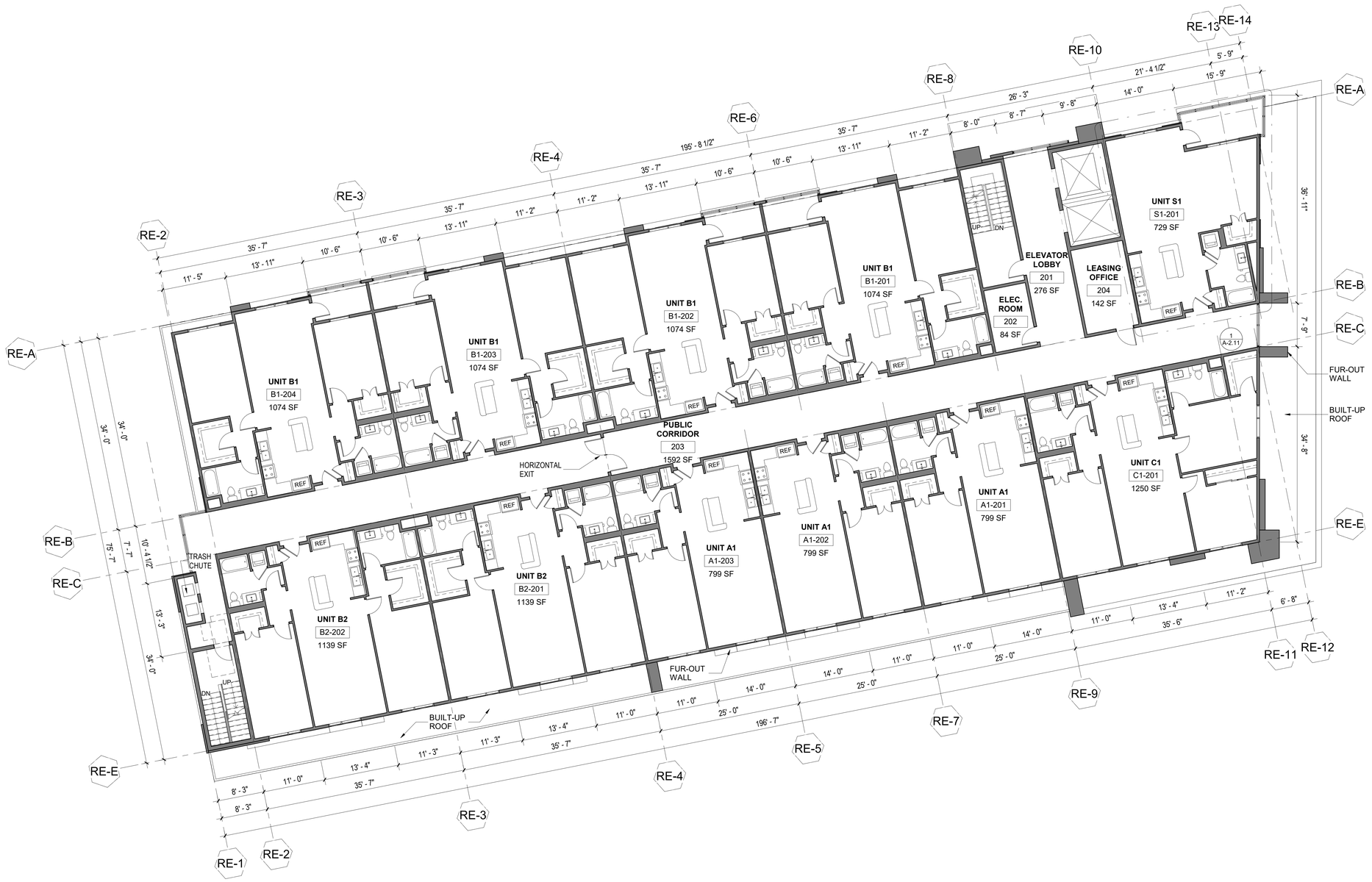
Sheet Number

A-2.01

FLOOR PLAN - LEVEL 1

1

SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 2 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

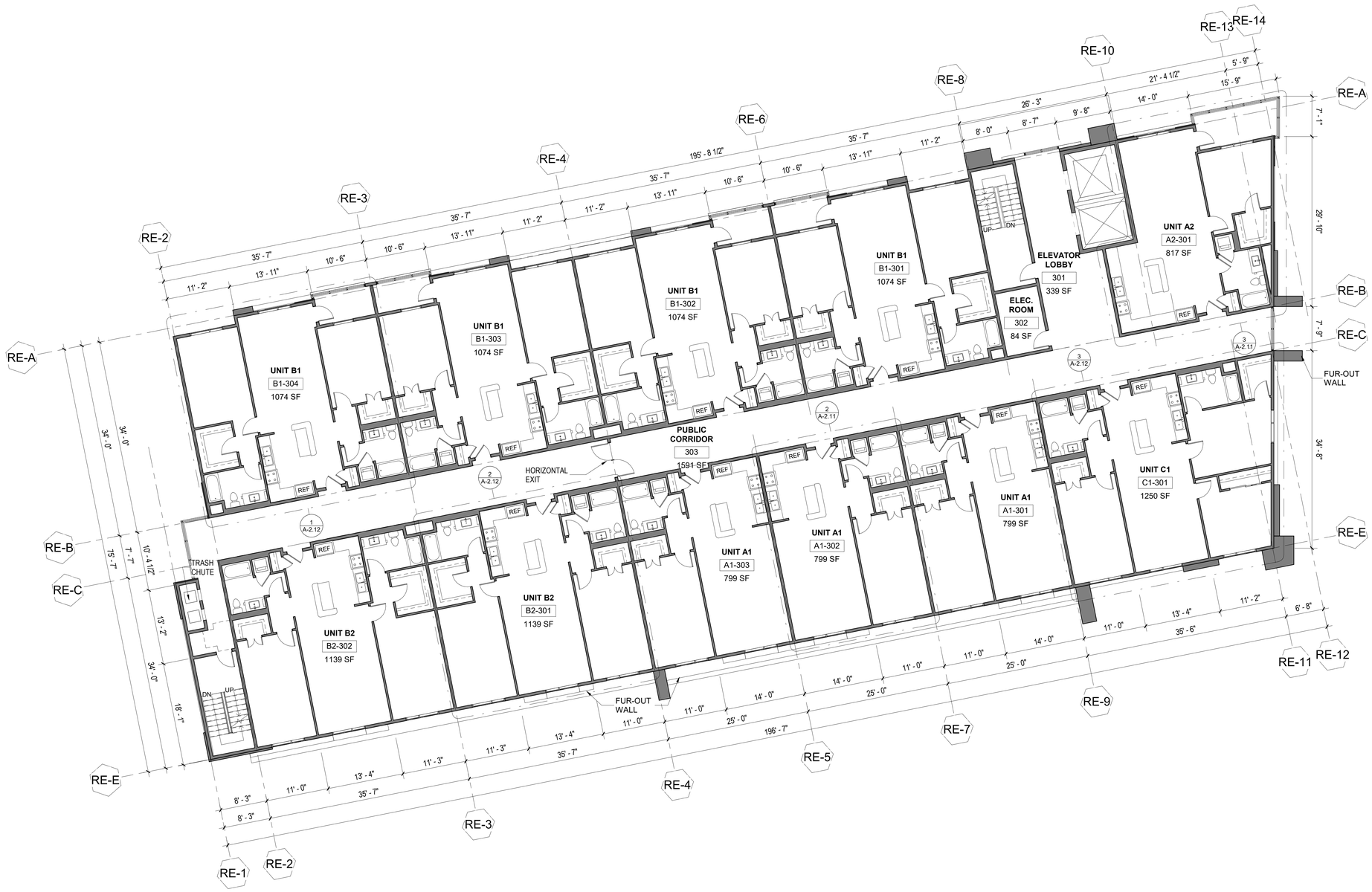
Sheet Title

FLOOR PLAN - LEVEL 2

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.02



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 3-5

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

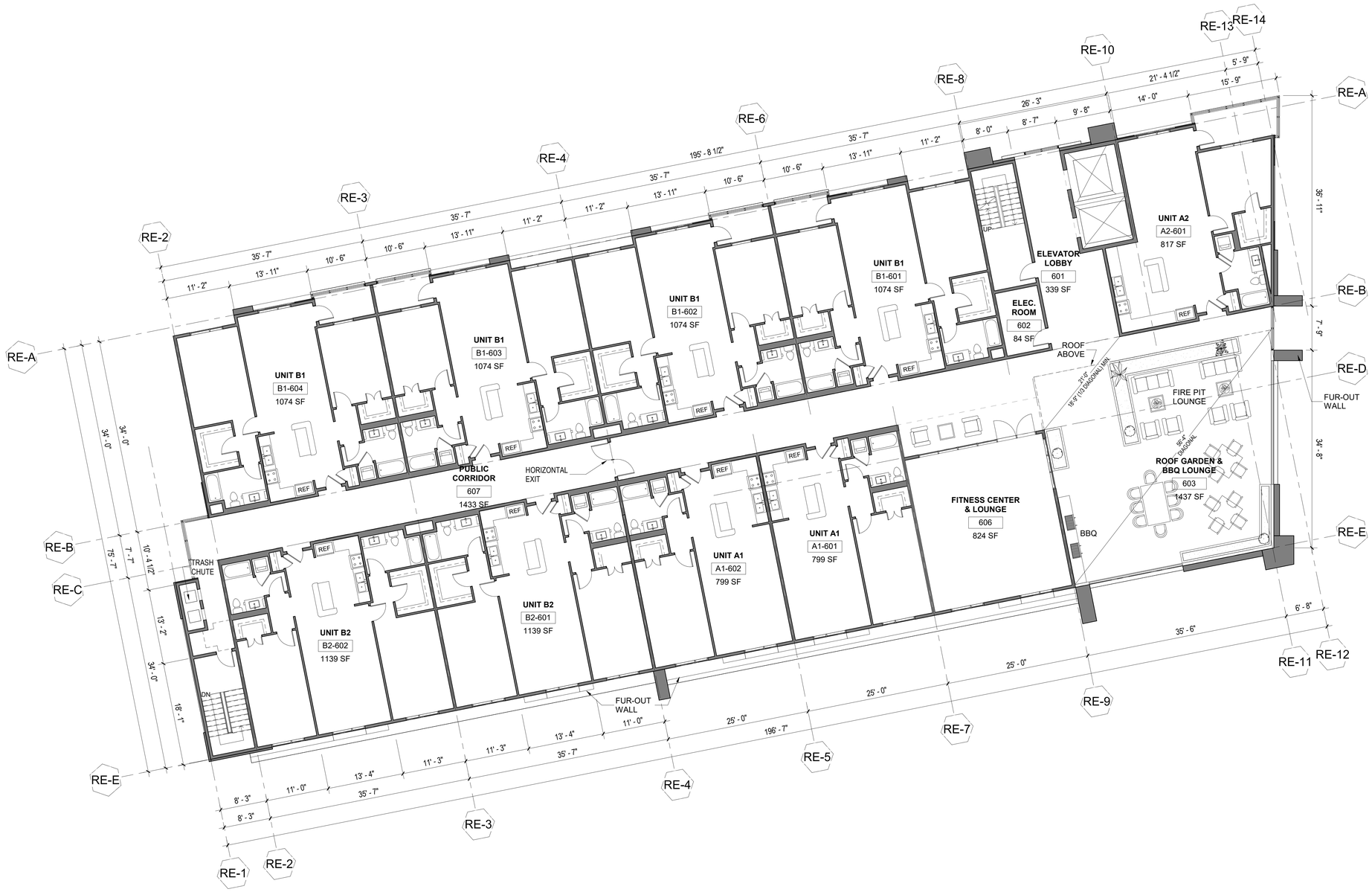
Sheet Number

A-2.03

FLOOR PLAN - LEVEL 3-5

1

SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 6

1

SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

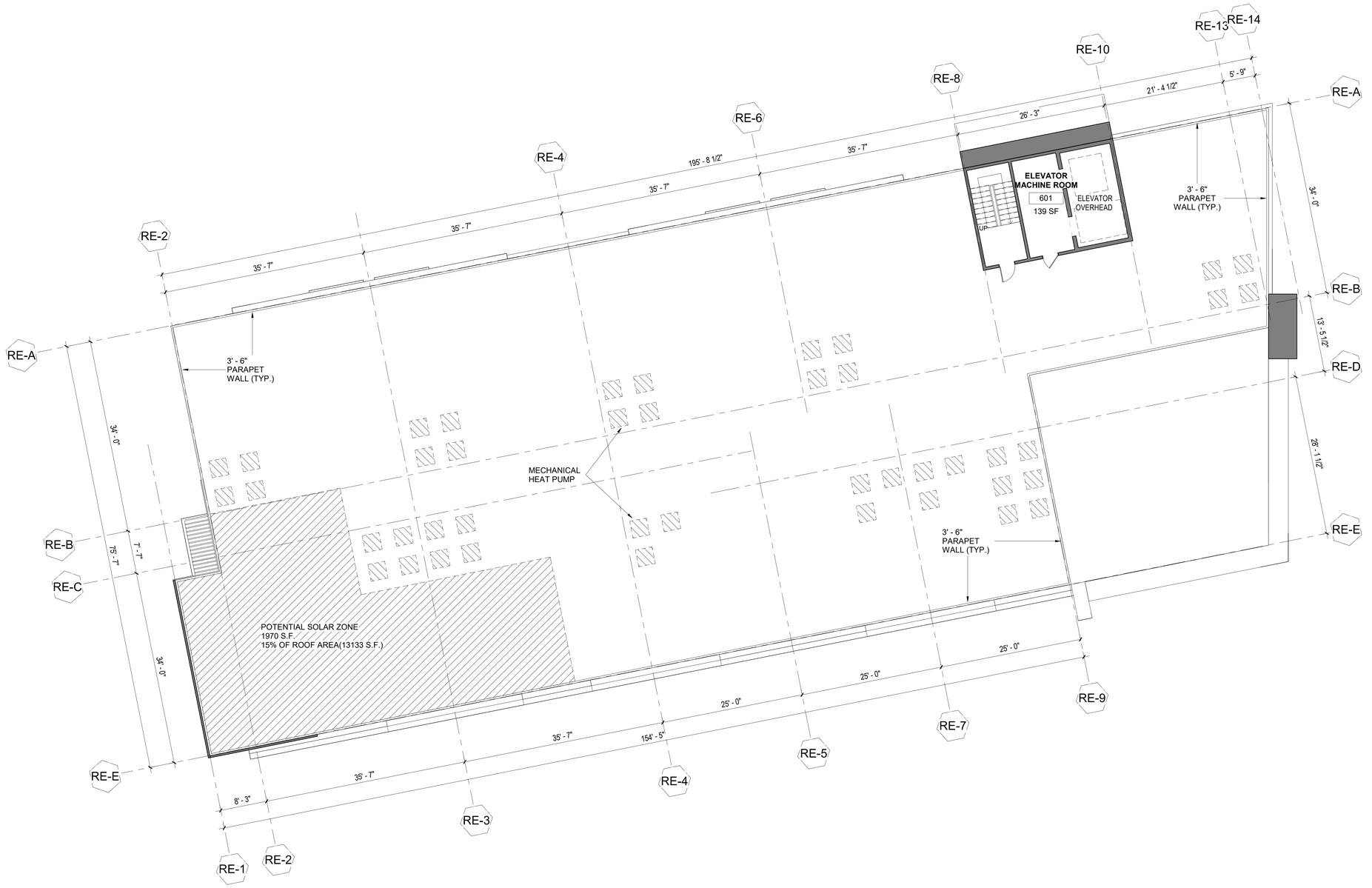
Sheet Title

FLOOR PLAN - LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.04



ROOF PLAN 1
SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ROOF PLAN

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.05

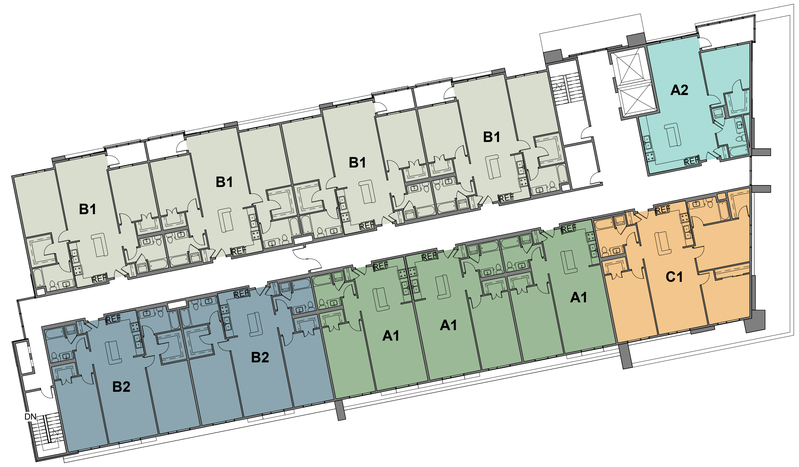


UNIT COUNT - LEVEL 6					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	2	2
	A2	1B1B/BALCONY	817	1	1
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
TOTAL UNITS					9

UNIT MATRIX - LEVEL 6

4

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 4-5					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 4-5

3

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 3					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 3

2

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 2					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
STUDIO	S1	STUDIO/BALCONY	729	1	1
1-BEDROOM	A1	1B1B	799	1	3
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 2

1

SCALE: 1/16"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

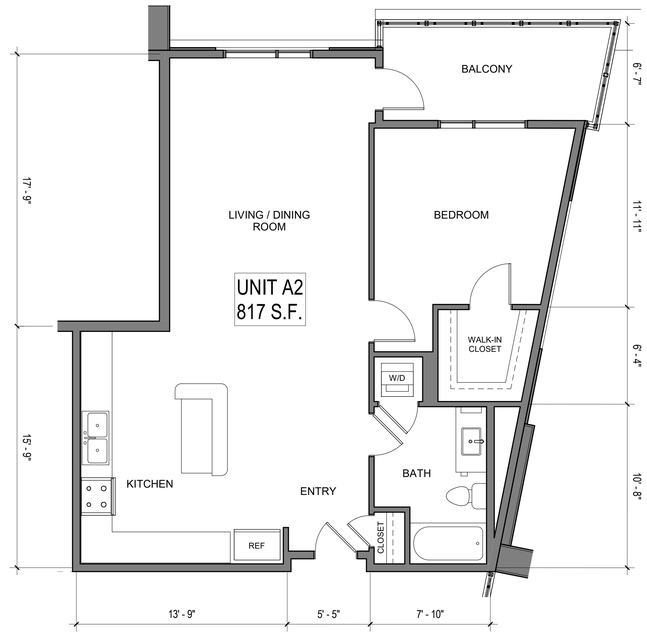
Sheet Title

UNIT MATRIX

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/16" = 1'-0"

Sheet Number

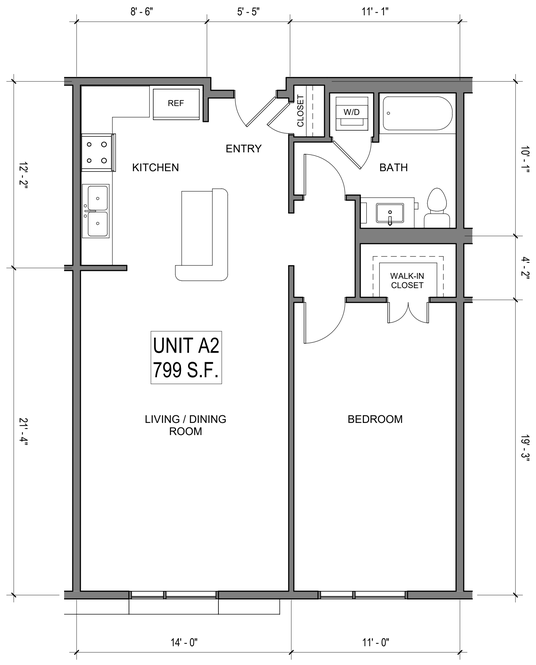
A-2.10



ENLARGED ROOM PLAN - A2

3

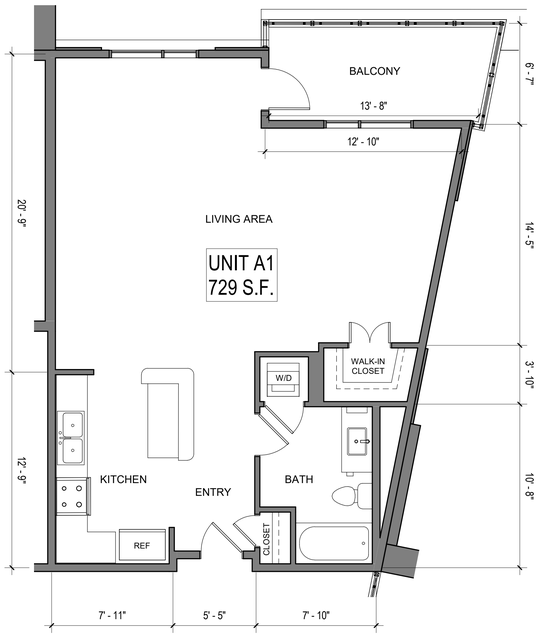
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - A1

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - S1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - STUDIO & 1B1B

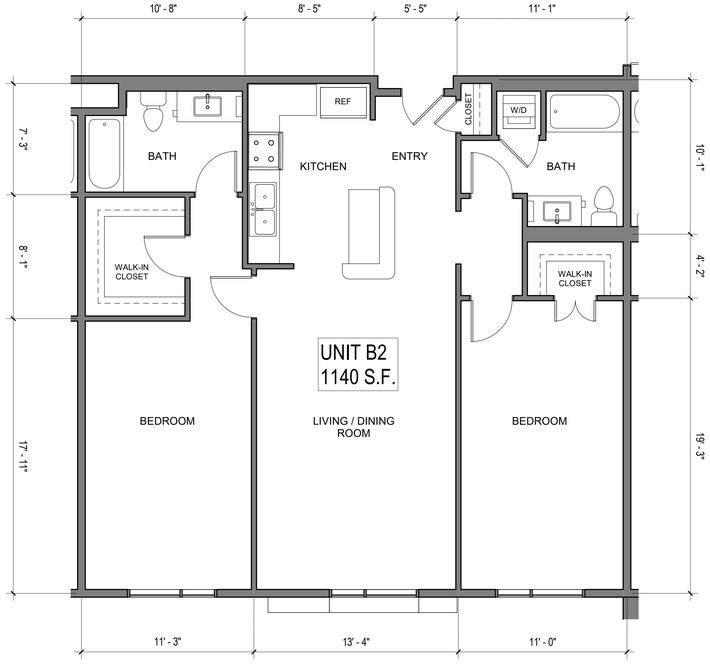
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"
Sheet Number	A-2.11



ENLARGED ROOM PLAN - C1

3

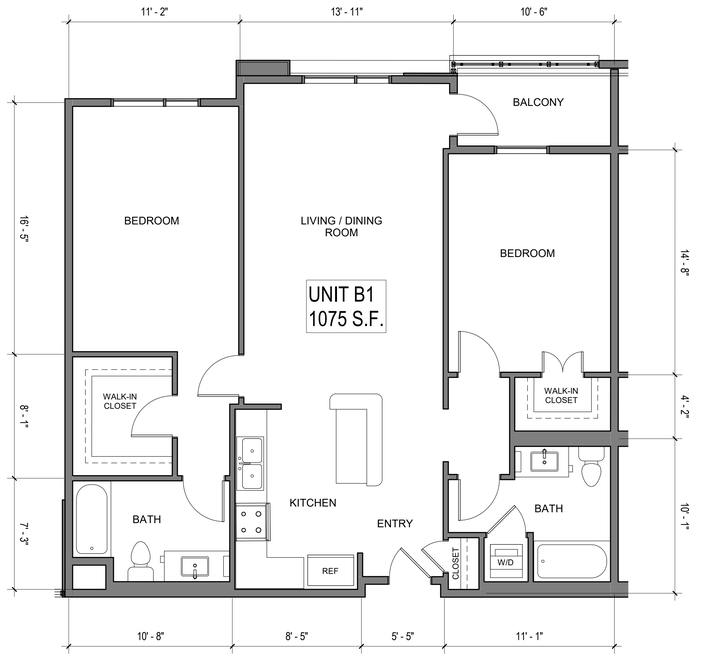
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B2

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - 2B2B & 3B2B

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"

Sheet Number

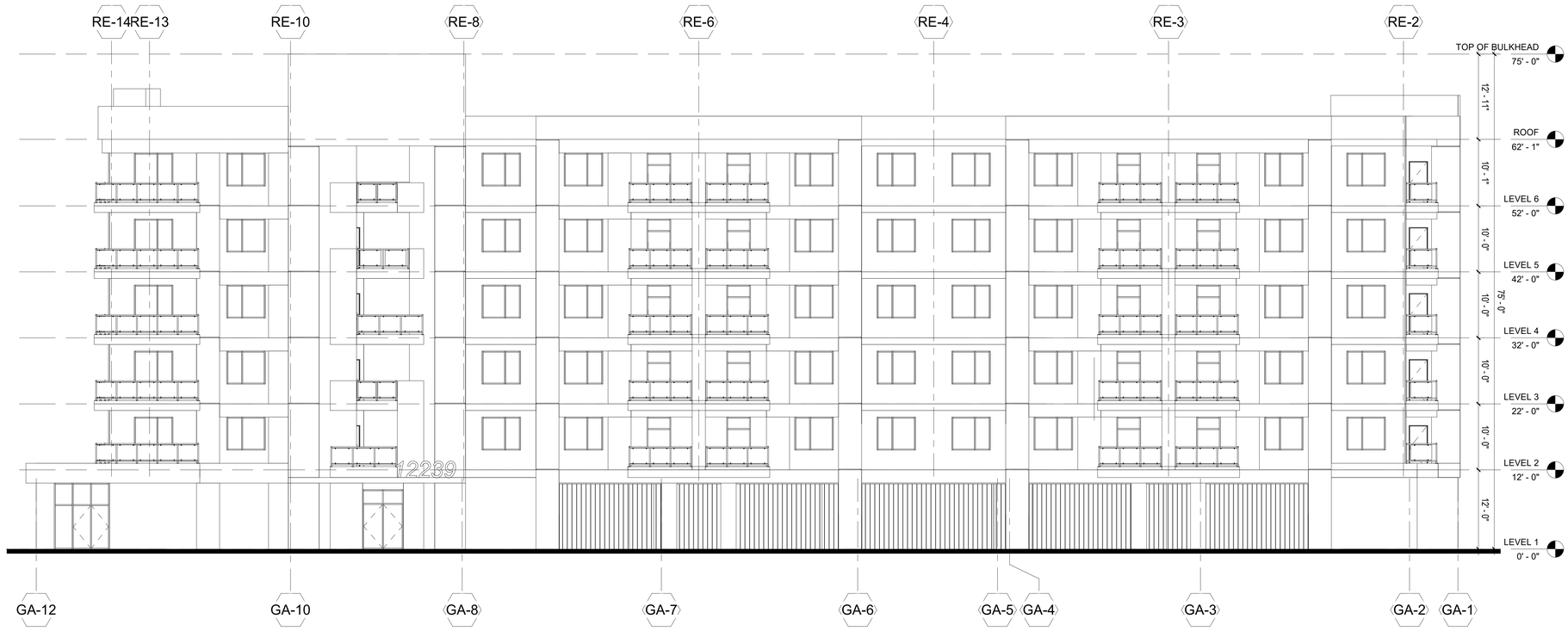
A-2.12



BUILDING ELEVATION - WEST

2

SCALE: 1/8"=1'-0"



BUILDING ELEVATION - EAST

1

SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

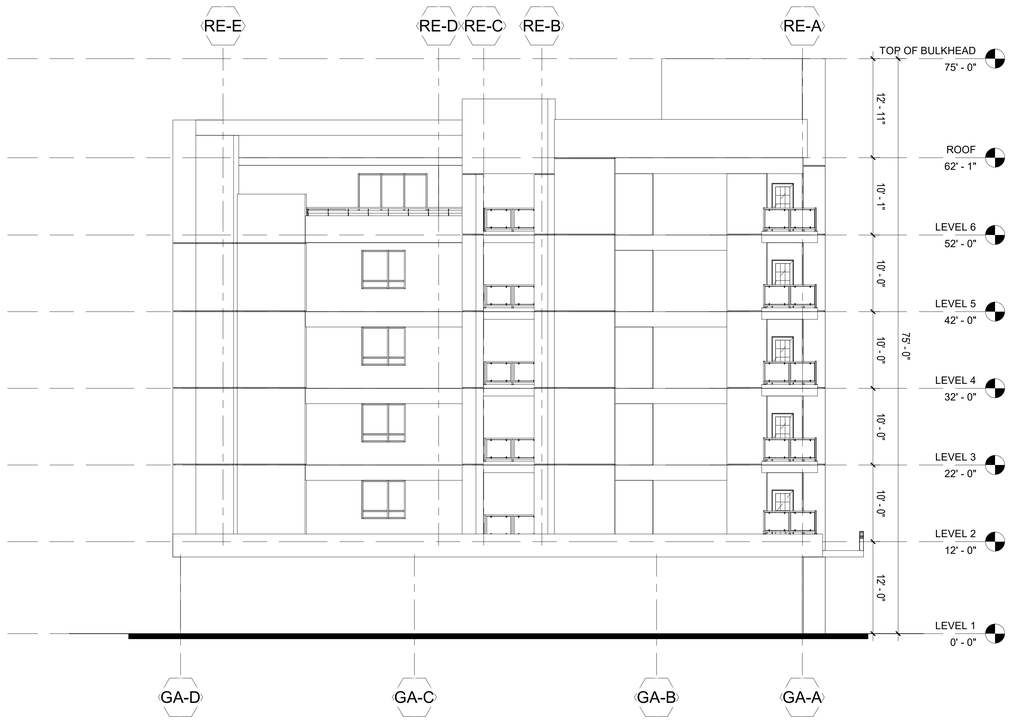
Sheet Title

BUILDING ELEVATION - WEST & EAST

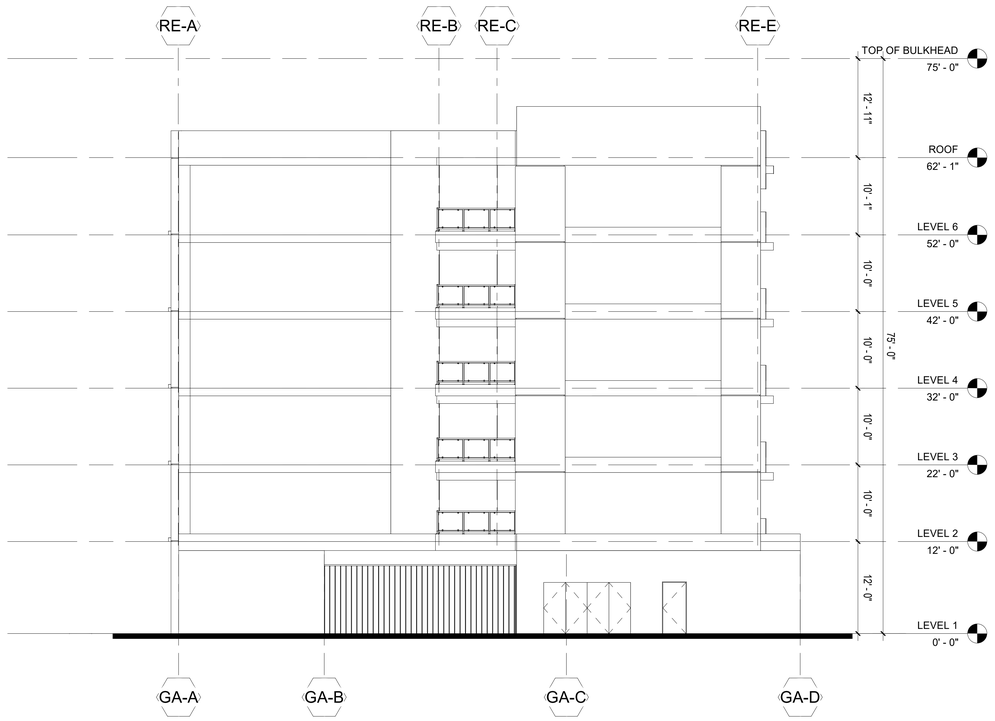
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.01



BUILDING ELEVATION - SOUTH 2 SCALE: 1/8"=1'-0"



BUILDING ELEVATION - NORTH 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

BUILDING ELEVATION - NORTH & SOUTH

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.02



EAST PERSPECTIVE RENDERING

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

RENDERING

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

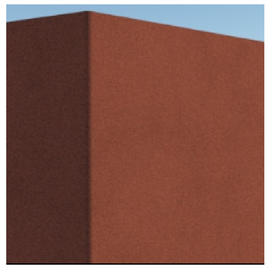
Sheet Number

A-6.01

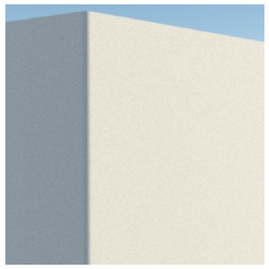
EXTERIOR WALL COATING, SMOOTH



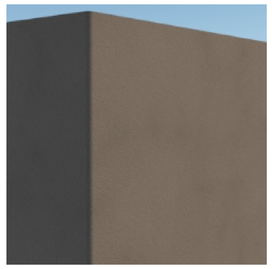
BRICK VENEER WALL CLADDING



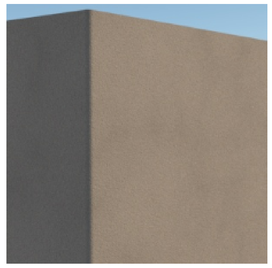
BURGUNDY



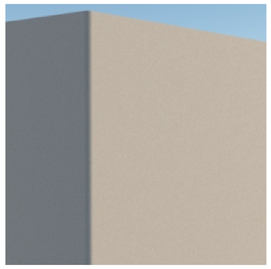
WARM WHITE



DARK GRAY



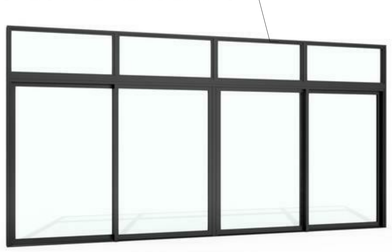
GRAY



LIGHT GRAY



EAST PERSPECTIVE RENDERING



ALUMINUM STOREFRONT, BLACK



METAL SECURITY FENCE RAILING, BLACK



PERFORATED METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

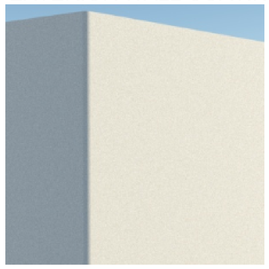
EXTERIOR MATERIAL BOARD

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

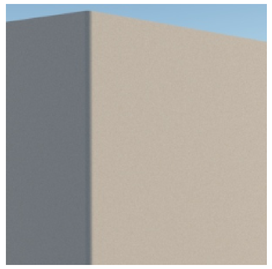
Sheet Number

A-6.02

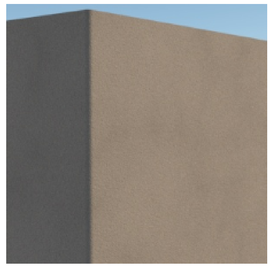
EXTERIOR WALL COATING, SMOOTH



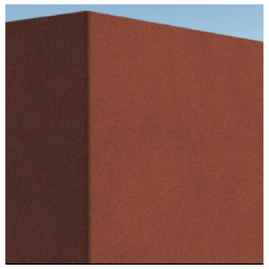
WARM WHITE



LIGHT GRAY



GRAY



BURGUNDY



WEST PERSPECTIVE RENDERING



METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

EXTERIOR MATERIAL BOARD

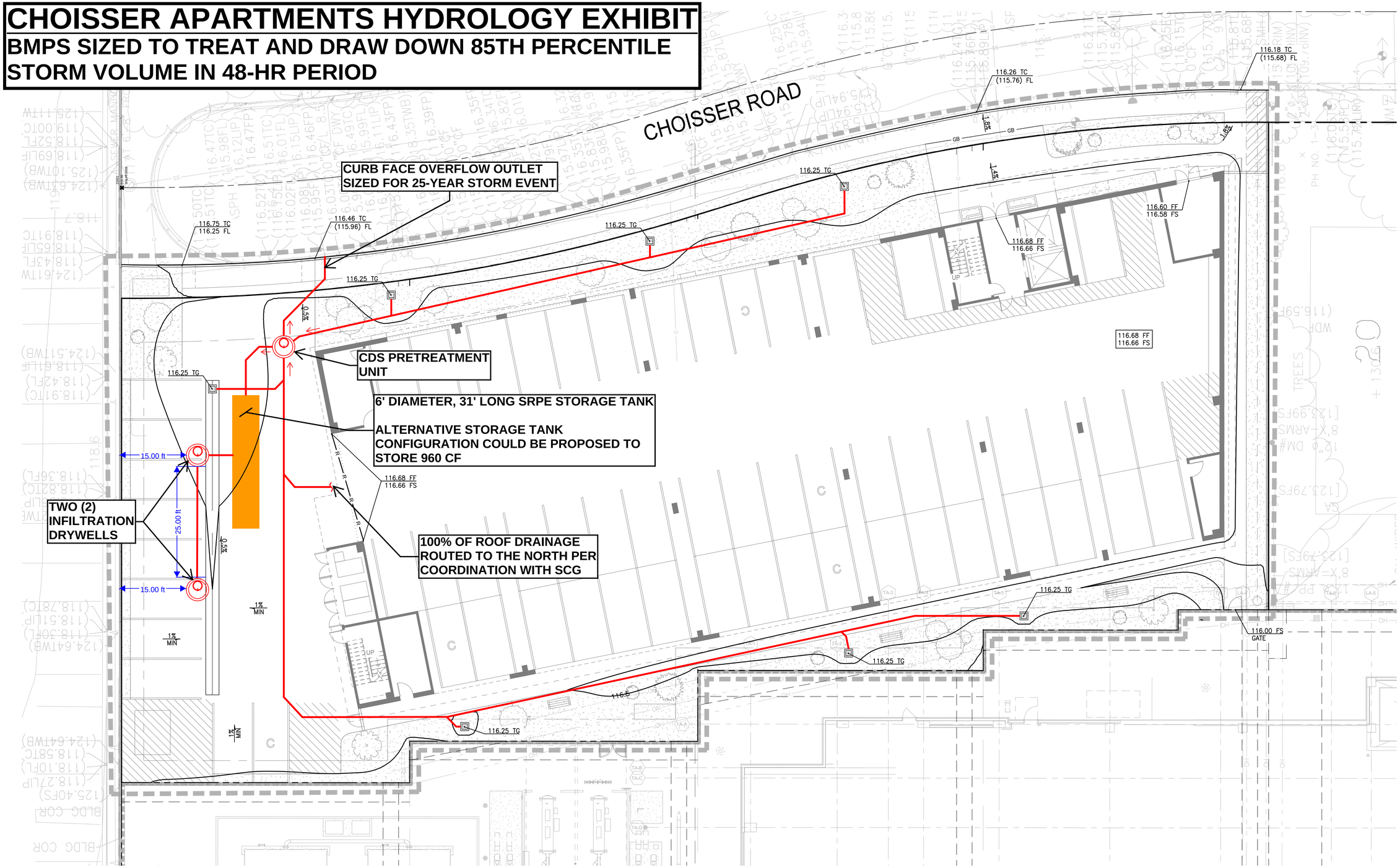
Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

Sheet Number

A-6.03

CHOISSER APARTMENTS HYDROLOGY EXHIBIT

BMPS SIZED TO TREAT AND DRAW DOWN 85TH PERCENTILE STORM VOLUME IN 48-HR PERIOD



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- FLOW LINE
- GRADE BREAK
- RIDGE LINE
- 100 PROPOSED MAJOR CONTOUR
- 102 PROPOSED MINOR CONTOUR

0 5' 10'
SCALE: 1"=10'

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

CONSULTANTS

STAMP

REVISIONS		
DATE	△	ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.17.2022
PROJECT NUMBER	2000455
DESIGNED BY	NE
DRAWN BY	NE
CHECKED BY	XX
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
CHOISSER RESIDENTIAL

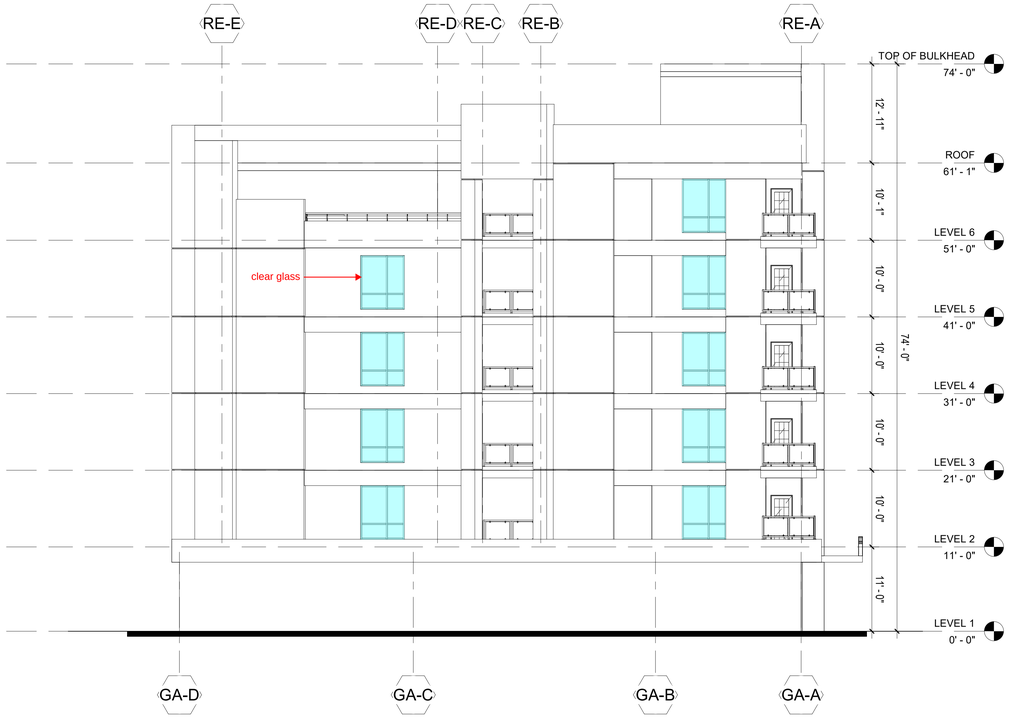
12233-12239 CHOISSER ROAD
GARDEN GROVE, CA 92840

DRAWING TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN

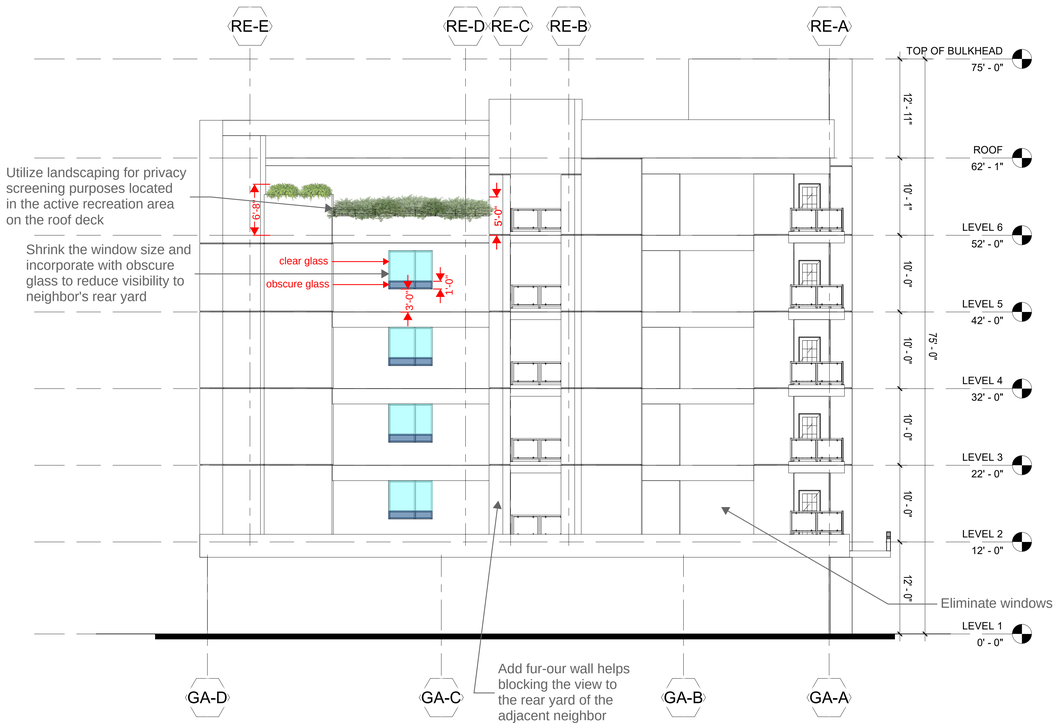
SHEET NUMBER (EXHIBIT NUMBER)
C1.00

P:\2020\2000455 Choisser Residential Lots\5 CAD\Sheets\2000455-C1.00GP.dwg, Jul 06, 2022 - 3:12pm

South Facade Neighborhood Privacy



SOUTH ELEVATION - BEFORE



SOUTH ELEVATION - AFTER





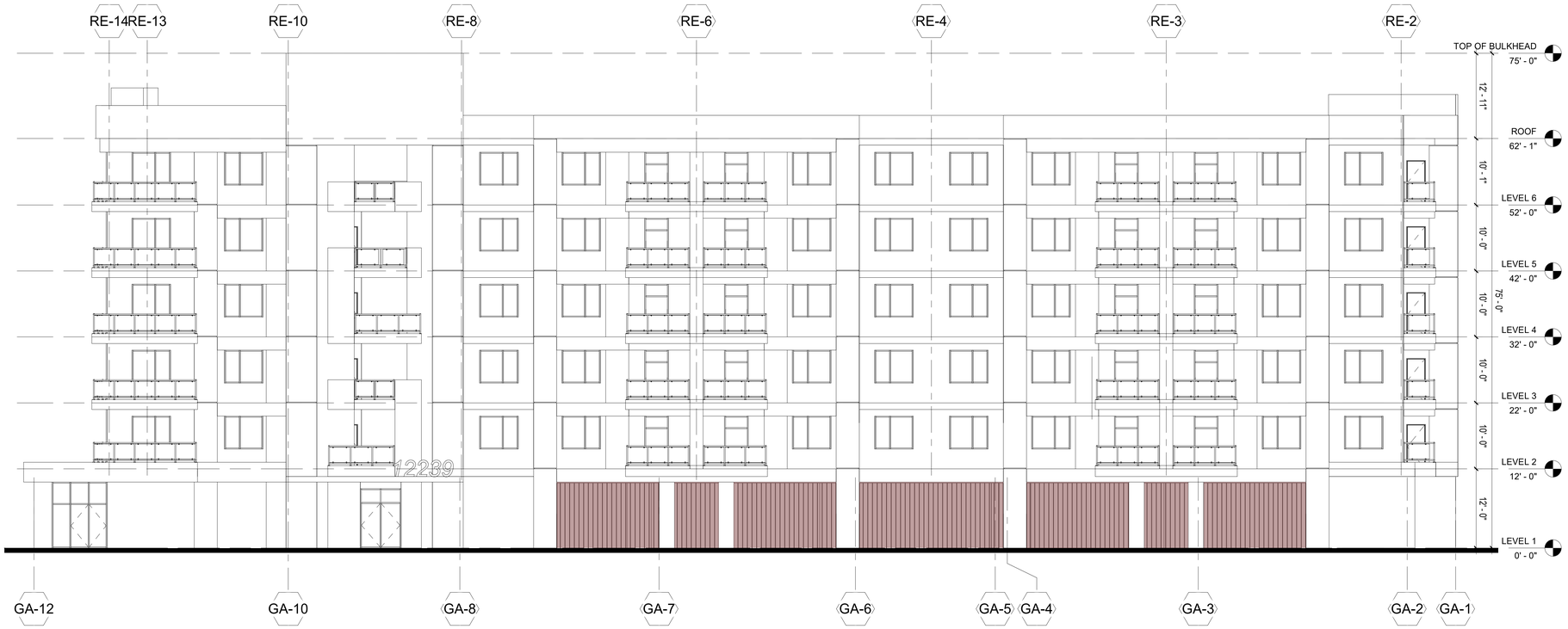
Green Screen for Privacy Protection

South End Residential Setback



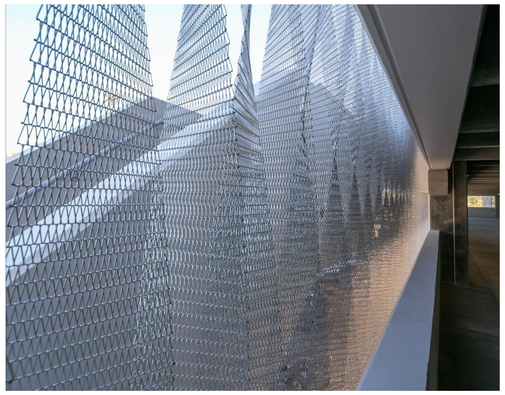
WEST ELEVATION

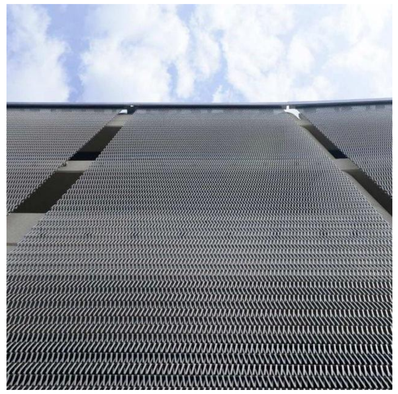
East Facade Ground Floor Garage Metal Panel



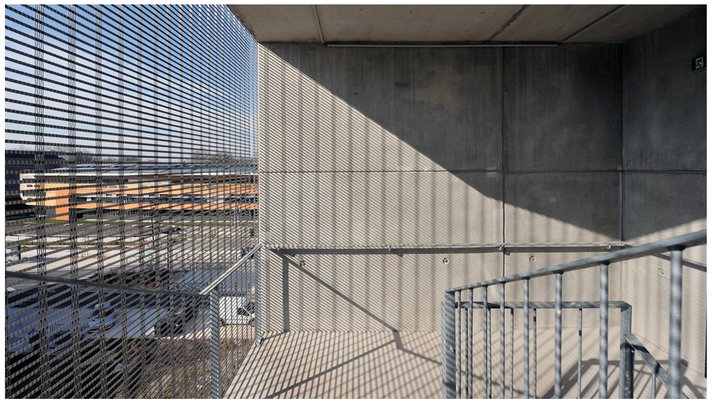
EAST ELEVATION















Storage Area Calculation



TYPICAL FLOOR PLAN

UNIT TYPES	QUANTITY	STORAGE PER UNIT (CUBIC FT.)	TOTAL STORAGE (CUBIC FT.)
STUDIO S1	1	243	243
1-BEDROOM A1	14	261	3,654
1-BEDROOM A2	4	387	1,548
2-BEDROOM B1/B2	30	711	21,330
3-BEDROOM C1	4	801	3,204
TOTAL	53		29,979

ATTACHMENT 3 - Vesting Tentative Parcel Map

VESTING TENTATIVE PARCEL MAP No. 2021-206

FOR RESIDENTIAL PURPOSES

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (NOT A PART OF THIS VTTM)

LOTS 213, 214, 215, 216 AND 217 OF TRACT NO. 2012, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 55, PAGES 47 THROUGH 49, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF LOTS 5, 6, 7 AND 8 OF TRACT NO. 2782, IN SAID CITY, SAID COUNTY AND SAID STATE AS PER MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE SOUTH 129.44 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS IN SAID CITY, SAID COUNTY AND SAID STATE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE NORTH 12 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN SAID RANCHO LAS BOLSAS TOGETHER WITH THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LOS BOLSAS, EXCEPTING THEREFROM THE NORTH 12 FEET AND ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET TOGETHER WITH THE NORTH 45 FEET OF THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, OF SAID RANCHO LAS BOLSAS TOGETHER WITH THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS EXCEPT THE NORTH 45 FEET THEREOF AND ALSO EXCEPT THEREFROM THE SOUTH 84 FEET THEREOF, TOGETHER WITH THE SOUTH 84 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS DESCRIBED MORE PARTICULARLY AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HARBOR BOULEVARD AND TWINTREE LANE AS SHOWN ON SAID TRACT MAP 2012; THENCE EASTERLY ALONG THE CENTERLINE OF SAID TWINTREE LANE SOUTH 89°22'00" EAST 53.02 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 00°38'00" EAST 30.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE AND THE SOUTHERLY LINE OF SAID LOT 217, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 00°38'00" WEST AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE OF LOT 217 AND WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'37" AN ARC DISTANCE OF 20.43 FEET TO THE WESTERLY LINE OF SAID LOT 217 AND A LINE PARALLEL WITH AND DISTANT EASTERLY 40 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE NORTHERLY ALONG SAID LOT LINE AND SAID PARALLEL LINE NORTH 00°39'55"EAST 91.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 217; THENCE DEPARTING SAID PARALLEL LINE NORTH 89°22'11"WEST 40.00 FEET TO THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE ALONG SAID CENTERLINE NORTH 00°39'55"EAST 456.36 FEET TO THE SOUTHERLY LINE OF THE NORTH 129.44 FEET OF THE SOUTH 258.88 FEET OF THE WEST ½, SOUTHWEST ¼, NORTHWEST ¼, NORTHEAST ¼, SECTION 34; THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY LINE SOUTH 89°22'48"EAST 330.08 FEET TO THE WESTERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY TRACT LINE NORTH 00°39'59"EAST 129.44 FEET TO THE NORTHERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE ALONG SAID NORTHERLY TRACT LINE SOUTH 89°22'48"EAST 30.79 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 6 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 9.40 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 6 SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 7 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 16.12 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 7 SOUTH 00°39'59"WEST 64.42 FEET TO THE NORTHERLY LINE OF LOT 8 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE OF LOT 8 SOUTH 89°22'48" EAST 9.08 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 8 SOUTH 00°39'59"WEST 43.57 FEET; THENCE SOUTH 89°20'05"EAST 4.61 FEET; THENCE SOUTH 00°39'59"WEST 20.85 FEET TO THE SOUTHERLY LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY TRACT LINE AND ALONG THE EASTERLY LINE OF THE SAID WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, SAID LINE BEING ALSO THE WESTERLY LINE OF TRACT NO. 2229 AS SHOWN ON A MAP RECORDED IN BOOK 67, PAGES 23 THROUGH 25, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY SOUTH 00°39'55"WEST 326.99 FEET TO THAT NORTHERLY TRACT LINE OF SAID TRACT NO. 2012 COMMON TO LOTS 200 THROUGH 217 PER SAID TRACT; THENCE ALONG SAID TRACT LINE NORTH 89°22'11"WEST 14.59 FEET TO THE REAR CORNER OF LOTS 212 AND 213 OF SAID TRACT NO. 2012; THENCE LEAVING SAID TRACT LINE AND ALONG THE LINE COMMON TO SAID LOTS 212 AND 213 OF SAID TRACT NO. 2012 SOUTH 00°38'00"WEST 104.28 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE; THENCE LEAVING SAID LOT LINE AND ALONG SAID RIGHT OF WAY NORTH 89°22'00"WEST 332.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD AND AS SET FORTH IN GRANT DEED RECORDED DECEMBER 20, 2017 AS INSTRUMENT NO. 2017000548401 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM OIL, GAS, MINERALS AND OTHER HYDROCARBONS, AS RESERVED IN GRANT DEED RECORDED MARCH 31, 1949 IN BOOK 1823, PAGE 196 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 5 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 30.7 FEET THEREOF.

PARCEL 3:

LOT 6 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 40.10 FEET THEREOF.

PARCEL 4:

LOT 7 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 56.22 FEET THEREOF.

PARCEL 5:

LOT 8 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 65.30 FEET THEREOF.

EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

1. THE RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF LAND 15 FEET WIDE, ALONG, ADJOINING AND EACH SIDE OF THE QUARTER SECTION LINES, AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED FROM THE STEARNS RANCHOS COMPANY RECORDED DECEMBER 13, 1892 IN BOOK 78, PAGE 181 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
2. THE RESERVATION OF A PORTION OF THE LAND FOR ROADS, RAILROADS, AND DITCHES AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS, AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING, ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS CONTAINED IN THE DEED FROM STEARNS RANCHO COMPANY RECORDED APRIL 07, 1894 IN BOOK 87, PAGE 87 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
3. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 300 PAGE 376 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED OCTOBER 14, 1926 IN BOOK 681 PAGE 186 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
5. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED MAY 13, 1947 IN BOOK 1521 PAGE 294 OF OFFICIAL RECORDS AND RE-RECORDING DOCUMENT RECORDED MARCH 29, 1948 IN BOOK 1743 PAGE 131 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
11. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED FEBRUARY 10, 1954 IN BOOK 2667 PAGE 2 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
14. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 13, 1955 IN BOOK 3030 PAGE 91 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
15. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 116 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
16. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 117 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
17. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES BY DOCUMENT RECORDED AUGUST 15, 1955 IN BOOK 3174 PAGE 569 OF OFFICIAL RECORDS AND RESOLUTION NO. 3298-57 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MARCH 8, 1967 IN BOOK 8193 PAGE 441 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

⟨19⟩ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED JUNE 20, 1956 IN BOOK 3551 PAGE 382 OF OFFICIAL RECORDS.

⟨20⟩ THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES BY DOCUMENT RECORDED JUNE 29, 1956 IN BOOK 3562 PAGE 584 OF OFFICIAL RECORDS.

21. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED OCTOBER 9, 1956 IN BOOK 3671 PAGE 384 OF OFFICIAL RECORDS AND RESOLUTION NO. 2961-65 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MAY 19, 1965 IN BOOK 7525 PAGE 992 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
22. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 459 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
23. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 460 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
24. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 192 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
25. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 195 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
26. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED DECEMBER 14, 1961 IN BOOK 5943 PAGE 952 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
27. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED MAY 15, 1963 IN BOOK 6549 PAGE 879 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
29. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT NO. 2686 RECORDED JUNE 1, 1979 IN BOOK 13170 PAGE 730 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
30. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED MAY 26, 1987 IN INSTRUMENT NO. 1987-293660 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
31. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED NOVEMBER 23, 1987 IN INSTRUMENT NO. 1987-656163 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
32. THE PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED AUGUST 29, 2017 IN INSTRUMENT NO. 2017000364545 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
33. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED SEPTEMBER 22, 2017 IN INSTRUMENT NO. 2017000404700 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
41. THE RESERVATION OF LAND FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES, AS CONTAINED IN THE DEED FROM CLARENCE A. PINGSTON AND ANN PINGSTON, RECORDED AS BOOK 1926 PAGE 334 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

*REMAINING PRELIMINARY TITLE REPORT ITEMS NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE, BLANKET IN NATURE OR NOT A SURVEY MATTER.

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT.

PROPOSED RESIDENTIAL DEVELOPMENT WITH UP TO 55 RESIDENTIAL UNITS ACROSS THE SITE.

CHOISSER ROAD IS A PUBLIC STREET.

THE PROJECT IS WITHIN A LIQUEFACTION ZONE PER OC SERVICES WEBSITE.

ALL PROPOSED SLOPES (IF ANY) ARE 2:1 (H:V) MAXIMUM AS REQUIRED BY THE CALIFORNIA BUILDING CODE UNLESS OTHERWISE NOTED.

BUILDING SETBACK LINES SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:
REAR YARD – 10 FT

AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SIDE DOES NOT EXCEED TEN PERCENT (10%).

THE PROJECT SHALL BE IN COMPLIANCE WITH APPENDIX 33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION).

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF GARDEN GROVE INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

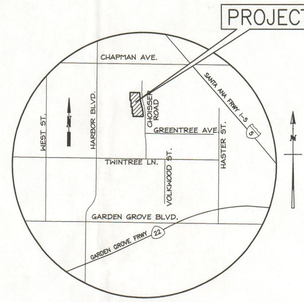
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. ALL TREES ARE TO BE REMOVED.

ALL EXISTING BUILDINGS ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.



VICINITY MAP
(NOT TO SCALE)

COMMENTS

DATES OF SURVEY . . .	OCTOBER & NOVEMBER 2019 SEPTEMBER 2020
SITE ADDRESS	12233, 12235, 12237 & 12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
APN NO.	231-491-12, 231-491-13, 231-491-14 & 231-491-15
BOUNDARY LINES . . .	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS . .	THE BEARING OF N00°12'40"W OF THE CENTERLINE OF HARBOR BOULEVARD AS SHOWN ON THE MAP OF TRACT NO. 2012 AS RECORDED IN BOOK 55, PAGE 47 OF MAPS, RECORDS OF RECORDS COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BENCHMARK	ORANGE COUNTY BENCHMARK NO. 1F-161-92: DESCRIBED BY O.C.S. 2002-FOUND 3 3/4" O.C.S. ALUMINUM BENCHMARK DISK STAMPED "1F-161-92", SET IN THE SOUTHEASTERLY CORNER OF 4 FT BY 10 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF LAMPSON AVENUE AND HARBOR BOULEVARD, 92 FT EASTERLY OF THE CENTERLINE OF HARBOR BOULEVARD AND 25 FT NORTHERLY OF THE CENTERLINE OF LAMPSON AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 111.988' (NAVD 88) YEAR LEVELED 2010
⟨#⟩	INDICATES PRELIMINARY TITLE REPORT SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON.
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF GARDEN GROVE SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1636G EFFECTIVE DATE DECEMBER 21, 2018.
ZONING INFORMATION	PUD(C), PUD-128-12

SITE AREA

GROSS AREA (EXISTING CONDITIONS)

LOT 5 TRACT NO. 17455	7,209 SQ. FT. OR 0.165 ACRES
LOT 6 TRACT NO. 17455	7,229 SQ. FT. OR 0.166 ACRES
LOT 7 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
LOT 8 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
TOTAL AREA	28,884 SQ. FT. OR 0.663 ACRES

NET AREA (PROPOSED CONDITIONS)
28,884 SQ. FT. OR 0.663 ACRES

UTILITY PROVIDERS

WATER: CITY OF GARDEN GROVE WATER DIVISION (714) 741-5395
SEWER: CITY OF GARDEN GROVE SEWER DIVISION (714) 741-5395
GAS: SOUTHERN CALIFORNIA GAS COMPANY (714) 634-3052
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY (714) 973-5449
TELEPHONE: PACIFIC BELL (714) 666-5440
CABLE TV: TIME WARNER COMMUNICATIONS (714) 903-8307

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.
9/15/22 DATE
RECOMMENDED FOR APPROVAL

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No. 8193
STATE OF CALIFORNIA

CHRISTOPHER M. JONES
CHRIS.JONES@KPFF.COM

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

SUBDIVIDER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

LAND SURVEYOR:
KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: CHRISTOPHER JONES, PLS 8193
(213) 418-0201

CITY OF GARDEN GROVE
PW/ENGINEERING
PLAN CHECK No. 2ND
DATE RECEIVED 9/14/22
RECEIVED BY MH
DATE RETURNED 9/15/22
RETURNED BY

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

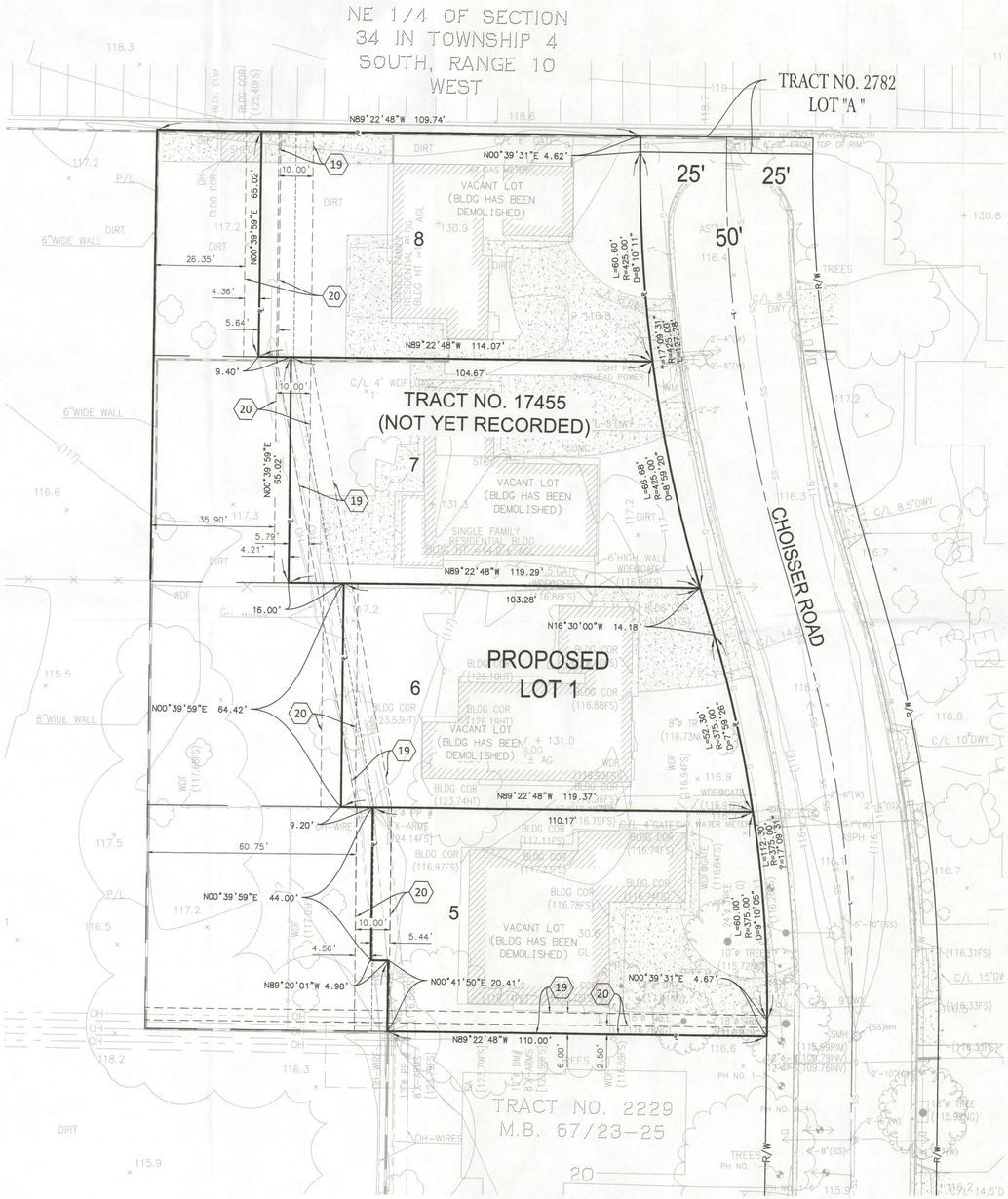
PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 1 0F 2

VESTING TENTATIVE PARCEL MAP No. 2021-206



N

0 10' 20'

SCALE: 1"=20'

ABBREVIATION

ASPH	ASPHALT
BW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CD	CURB DRAIN
CONC	CONCRETE
CO	CLEAN OUT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
D/L	DAYLIGHT
DCV	DETECTOR CONTROL VALVE
DI	DRAIN INLET
DF	DRINKING FOUNTAIN
DM	DEAD MAN
DP	DRAIN PIPE
DWY	DRIVE WAY
EC	EDGE OF CONCRETE
EFOW	EAST FACE OF WALL
ELEC	ELECTRICAL
EPB	ELECTRICAL PULL BOX
EP	EDGE OF PAVEMENT
EMH	ELECTRICAL MANHOLE
EVLT	ELECTRICAL VAULT
EUTIL	ELECTRICAL UTILITY
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLGP	FLAG POLE
FOW	FACE OF WALL
FP	FINISH PAVEMENT
FS	FINISH SURFACE
GA	GUY ANCHOR
GVA	GAS VALVE ASSEMBLY
GB	GRADE BREAK
GP	GUARD POST
GV	GAS VALVE
GM	GAS METER
HB	HOSE BIB
HH	HAND HOLE
HP	HIGH POINT
HR	HAND RAIL
INV	INVERT
LD	LANDING AREA
LIP	LIP OF GUTTER
LTLT	LOT LIGHT
MH	MANHOLE
MISC	MISCELLANEOUS
MON-SIGN	MONUMENT SIGN
MON-WELL	MONITORING WELL
N	NORTH
NFOW	NORTH FACE OF WALL
N.T.S	NOT TO SCALE
NG	NATURAL GROUND
OH	BUILDING OVERHANG
OH-WIRES	OVERHEAD WIRES
PA	PLANTING AREA
PRKWY DRN	PARKWAY DRAIN
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PVC PIPE	POLYVINYL CHLORIDE PIPE
SCO	SEWER CLEANOUTS
SFOW	SOUTH FACE OF WALL
SDMH	STORM DRAIN MANHOLE
SP	SIGN POST
STP	STEPS
STLT	STREET LIGHT/LIGHT STANDARD
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TELE-CAB	TELEPHONE CABINET
TELE-PED	TELEPHONE PEDESTAL
TH	THRESHOLD
TSPB	TRAFFIC SIGNAL PULL BOX
TSLT	TRAFFIC SIGNAL LIGHT
TW	TOP OF WALL
TVLT	TELEPHONE VAULT
TWC	TOP OF WALL CONCRETE
TWB	TOP OF WALL BLOCK
UTIL	UTILITY
UTIL-CAB	UTILITY CABINET
VLT	VAULT
W	WEST
WB	BLOCK WALL
WDF	WOOD FENCE
WFOW	WEST FACE OF WALL
WM	WATER METER
WRIF	WROUGHT IRON FENCE
WSO	WATER SHUT OFF VALVE
WTR	WATER
WVLT	WATER VAULT
WV	WATER AVLVE

LEGEND

SEWER MANHOLE
WATER VALVE
CONCRETE
UTILITY PULL BOX
SIGN POST
POST
STREET LIGHT
POWER POLE
CHAIN LINK FENCE
EDGE OF PAVEMENT
WALL
RETAINING WALL

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 2 0F 2

ATTACHMENT 3

RESOLUTION NO. 6152-26

A RESOLUTION BY THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING A ONE-YEAR TIME EXTENSION FOR SITE PLAN NO. SP-120-2023 AND VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 [REFERRED TO AS SP-120-2023(TE1) AND PM-2021-206(TE1)]

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in regular session assembled on October 15, 2026, does hereby approve a one (1) year time extension for the entitlements approved under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, for property located on the west side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road, Accessor Parcel Nos. 231-491-12, 231-491-13, 231 491 14, and 231-491-15.

BE IT FURTHER RESOLVED in the matter of the time extension for Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Investel Garden Resorts, LLC, the owner of the subject site (the "applicant").

2. The applicant is requesting approval of a one-year time extension for the approved entitlement under Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, which allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53 unit-residential apartment complex.

3. Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove previously determined that the proposed project was categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

4. The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income

housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site. The site is currently vacant, but was previously improved with four (4) single-family homes.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

6. Report submitted by City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on October 15, 2026, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting of October 15, 2026; and

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.32.030.D.9, are as follows:

FACTS:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) and located on the west side of Choisser Road, north of Twintree Lane, immediately adjacent to the site of the future resort hotel development commonly referred to as the Site "C" Project.

The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site.

On February 16, 2023, the Planning Commission approved Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206. The approval allowed the consolidation of four (4) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a six-story, 53-unit residential apartment complex. Pursuant to the State Density Bonus law, in exchange for reserving five (5) of the apartment units for very low-income households, the applicant qualified for density bonus, concessions, and waivers and reduced parking.

Under the State Subdivision Map Act, tentative maps expire two years from the date the land use approval becomes effective. Condition of Approval No. 97 of SP-111-2023 and PM-2021-190 allowed the Site Plan to expire two years from the

date the approval became effective to be consistent with the two-year expiration date of the Tentative Parcel Map. The land use entitlements became effective on March 10, 2023, with a two-year expiration date of March 10, 2025.

On January 1, 2025, Assembly Bill AB 2729 went into effect and automatically extended the expiration date of housing projects that were issued prior to January 1, 2024, and that were set to expire in 2025 by 18 months. The project qualified for the automatic 18-month time extension granted under AB 2729, and the new expiration date was extended to September 10, 2026.

On August 19, 2026, the applicant filed a land use application with the City requesting a one-year time extension (Time Extension No. 1) of Site Plan No. SP-120-2023 and VestingTentative Parcel Map No. PM-2021-206.

In accordance with the Municipal Code, and because the Site Plan and the Vesting Tentative Parcel Map entitlements have not yet been exercised, and the applicant is requesting a one-year time extension (Time Extension No. 1) to these previously approved entitlements. No changes are proposed to the previously approved project.

Approval of the time extension would extend the approval of SP-120-2023 and Vesting Tentative Parcel Map to September 10, 2027.

FINDINGS AND REASONS:

Time Extension:

1. A request for a time extension, including the reasons therefore, has been submitted prior to the permit expiration date, or the hearing body finds that due to special circumstances demonstrated by the property owner or the applicant, a late-filed request should be considered.

   The applicant submitted a timely request to extend the Site Plan and Vesting Tentative Parcel Map approval of the subject project for one (1) year, on August 19, 2026. The applicant has made substantial progress to advance the proposed housing project. Currently, the grading and construction plans have been approved by the City, and are awaiting permit issuance pending recordation of the vesting tentative parcel map. The tentative parcel map is currently progressing through the review process with the County's Surveyor's Office. The time extension will allow the applicant additional time to complete the review and record the tentative parcel map. The time extension would extend the land use entitlement expiration date by one-year to September 10, 2027.

2. There has been no change in the General Plan designation or Zoning of the site that would render the development or use nonconforming.

   The subject site's General Plan Land Use Designation of International West Mixed Use, and Planning Unit Development No. PUD-128-12 and the International West Overlay zoning have not changed since the original approval February 16, 2023. Therefore, the development will not be rendered nonconforming.

3. There are no land use actions or studies currently underway that would have the potential to render the development or use nonconforming.

   There are no known studies or actions that would affect the site or proposed development that would possibly render the development nonconforming.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Time Extension for the approved Site Plan and Vesting Tentative Parcel Map does possess characteristics that would indicate justification of the request in accordance with Municipal Code Sections 9.32.030.D.9 (Time Extension).

2. In order to fulfill the purpose and intent of the Municipal Code, and, thereby, promote the health, safety, and general welfare, the originally approved conditions of approval for Site Plan No. SP-111-2022 and Vesting Tentative Parcel Map No. PM-2021-206 shall remain in effect.

ATTACHMENT 4

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT PLANNING STAFF REPORT

AGENDA ITEM NO.: C.2.	**SITE LOCATION:** West side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road
HEARING DATE: February 16, 2023	**GENERAL PLAN:** International West Mixed Use
CASE NOS.: Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206	**ZONE:** Planned Unit Development No. PUD-128-12; International West Mixed Use Overlay zone
APPLICANT: Investel Garden Resorts, LLC	**APN:** 231-491-12, 231-491-13, 231-491-14, and 231-491-15
PROPERTY OWNER: Same as applicant	**CEQA DETERMINATION:** Exempt- Section 15332 "In-Fill Development Projects"

REQUEST:

The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate four (four) existing parcels with a combined lot area of 28,793 square feet (0.66 acres) into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" households, and one unit designated for "Low-Income" households. Inclusion of the five (5) very low-income units qualifies the project for a density bonus, concessions, waivers, and reduced parking pursuant to the State Density Bonus Law, and the project has been designed to incorporate certain concessions and waivers of development standards pursuant to the State Density Bonus Law, which are described later in this Report.

BACKGROUND:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) and located on the west side of Choisser Road, north of Twintree Lane, immediately adjacent to the site of the future 769-room resort hotel development commonly referred to as the Site "C" Project. The property is currently unimproved and is secured by fencing, including an existing masonry wall on the north, south, and west property lines.

The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site.

In 2021, the City Council adopted the International West Mixed Use Overlay to implement the goals and policies of the Housing Element and Land Use Element to comply with the State law's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA), which requires the City to plan for 19,168 additional dwelling units for all income levels during the planning period. The International West Mixed Use Overlay zone applies to certain properties, along Harbor Boulevard, identified in the Housing Element Sites Inventory to be suitable for the development of housing. The project site is identified as having a combined realistic capacity of 36 lower income units.

The project site is located in an area developed with residential and commercial uses. The project site abuts a commercial shopping center zoned HCSP-TCB (Harbor Corridor Specific Plan-Tourisist Commercial "B") developed with a Target, Viva Bargain Center, 7 Leaves Café, and a Coco's restaurant to the north; R-1 (Single-Family Residential) zoned properties, consisting of single-family homes, to the east across Choisser Road; R-1 zoned properties, consisting of single-family homes, to the south; and Planned Unit Development No. PUD-128-12 zoned properties to the west developed with a Raising Cane's drive-through restaurant and vacant land that is entitled for the development of a 769-room resort hotel and retail complex commonly referred to as the Site "C" Project. The applicant is also the developer of the Site "C" Project.

The four lots comprising the project site were previously zoned R-1 (Single-Family Residential) and improved with single-family homes. The City and the Garden Grove Agency for Community Development purchased the lots in early 2012 in conjunction with the planning process for the Site "C" Project. In 2012, the City also approved General Plan Amendment No. GPA-2-12(B) and Planned Unit Development No. PUD-128-12 for the Site C Project and the four residential lots. General Plan Amendment No. GPA-2-12(B) changed the General Plan Land Use designation of the lots from Low Density Residential to International West Mixed Use, and the lots were concurrently re-zoned from R-1 to Planned Unit Development No. PUD-128-12 to make the zoning consistent with the General Plan Land Use designation change.

In 2017, the Planning Commission approved Site Plan No. SP-043-2017 and Tentative Tract Map No. TT-17455, which made certain refinements and modifications to the Site "C" Project. The tentative tract map reconfigured the Site "C" parcels and adjusted the rear property lines of the four (4) project site parcels to incorporate a portion of these parcels into the hotel project site, resulting in the smaller lots as they exist today.

The City demolished and removed the four single-family homes previously located on the lots between 2018 and 2020. In 2021, the City sold the lots to the current applicant/property owner.

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by Planned Development PUD-128-12. The property site also is part of the International West Mixed Use Overlay Zone.

In 2021, the City Council adopted an updated General Plan Housing Element to comply with the State law's 6th Cycle (2021-2029) of the Regional Housing Needs Assessment (RHNA), which requires the City to plan for 19,168 additional dwelling units for all income levels during the 8-year planning period. Pursuant to State law, Housing Element includes an inventory of land in the city suitable and available for residential development to meet the City's RHNA obligations for all income levels. The project site is identified in the Housing Element Sites Inventory for development of housing to meet the City's lower-income RHNA obligation. Concurrent with its approval of the Housing Element Update in 2021, the City Council adopted Ordinance No. 2925 creating the International West Mixed Use Overlay (GGMC § 9.18.190) to implement the goals and policies of the Housing Element and Land Use Element and amended the City Zoning Map to apply this new overlay zoning to the project site. The International West Mixed Use Overlay zone applies to certain properties along Harbor Boulevard identified in the Housing Element Sites Inventory to be suitable for the development of housing. The Overlay zone allows these parcels to be developed with mixed-use or stand-alone residential developments with a residential density of up to 70 dwelling units per acre, consistent with the Garden Grove Mixed Use 1 (GGMU-1) zone development standards.

As stated above, the project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by Planned Development PUD-128-12 and the International West Mixed Use Overlay Zone.

The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site was included in the Housing Element Sites Inventory, as the parcels complied with the State's criteria for the development of lower income units. State law specifies that sites suitable for the development of lower income units must meet a minimum allowable density of 30 units per acre, and the parcels size be limited to between 0.5 and 10 acres. The project site has a maximum allowable residential density of 70 units per acre and has a combined lot area of 0.66 acres. Furthermore, State law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors, including along Harbor Boulevard.

The proposed Project, as designed, is consistent with numerous goals and policies of the General Plan Land Use Element and Housing Element, including the following:

1. Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use.

2. Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element.

3. Policy LU-3.1: Preserve existing, and encourage new multi-family residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas.

4. Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels.

5. Policy LU-3.3: Encourage developers to build housing projects at or maximum allowable densities.

6. Policy LU-3.4: Consider expanding affordable housing opportunities for lower income households in all land use designations that allow residential uses through the creation of a housing overlay zone or other similar tools.

7. Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing.

8. Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses.

9. GOAL H-2: Housing supply to accommodate housing needs at all affordability levels.

10. Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.

11. Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.

12. GOAL H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs

13. Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.

14. Policy H-3.2: Provide adequate sites to encourage housing development that will meet the needs of all income groups.

15. Policy H-3.3: Promote a balance of housing types, including mixed-use development, to meet the needs of the community.

16. Policy H-3.4: Maintain an inventory of vacant and underutilized land, and make available to the development community.

The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate the four (4) existing parcels into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53 unit-residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one unit designated for "Low-Income" households. Inclusion of the five (5) very low-income units qualifies the project for a density bonus, concessions, waivers of development standards, and reduced parking pursuant to the State Density Bonus Law. The proposed project has been designed to incorporate additional density and certain concessions and waivers of development standards pursuant to the State Density Bonus Law, which are described later in this Report.

The applicant filed a Housing Development Pre-Application pursuant to Government Code Section 65941.1 on October 18, 2022, making the project subject only to those City ordinances, policies, and standards in effect as of that date pursuant to Government Code Section 65589.5(o). Thus, the project was designed pursuant to the requirements of the International West Mixed Use Overlay zone prior to the adoption objective revised development standards under Amendment No. A-035-2022, which took effect on November 10, 2022. For projects utilizing the International West Mixed Use Overlay, the development standards are the same as those applicable to the GGMU-1 zone.

The developer conducted a neighborhood meeting to gather community feedback. Notices were mailed to property owners within 300 feet of the project site inviting them to participate in a neighborhood meeting. The neighborhood meeting was held on April 20, 2022, and one (1) member of the public was in attendance. The developer for the project gave a presentation of the proposed project and responded to questions. Questions and concerns raised by the attendee were generally regarding parking and traffic impacts, which were addressed by the developer.

PROJECT STATISTICS:

	Provided	Code Requirement	Meets Code	Requires a Concession or Waiver
Lot Size	28,793 S.F. (0.66 acres)	22,500 S.F.	Yes	
Density	53 units[1]	46 units before density bonus (70 units per acre)	State Density Bonus Law	Yes
Total Parking	58	70[2]	State Density Bonus Law	Yes
Garage	48			
Open	10			
Recreation Area Total[3]	7,820 S.F.	15,900 S.F.		

	Provided	Code Requirement	Meets Code	Requires a Concession or Waiver
Common Area Active – indoor fitness center and lounge area, and roof deck lounge and barbecue area	2,450 S.F.	(53 units x 300 S.F. = 15,900 S.F.)	State Density Bonus Law	Yes
Common Area Passive – at grade pedestrian path and landscaped areas that include seating areas/benches	3,910 S.F.			
Private Balconies	1,460 S.F.			
Active Recreation Area Dimensions[3]	25'-0" x 36'-6" (fitness center and lounge) 39'-0" x 41'-0" (roof deck)	20'-0" minimum	Yes	
Passive Recreation Area Dimensions[4]	Less than 10'-0" in certain parts of the walkway and landscaping area	10'-0" wide x 30'-0" long minimum	State Density Bonus Law	Yes
Building Setbacks				
North (Side)	46'-0"	None required unless abutting a residentially-zoned lot	Yes	
South (Side)	10'-0" ground floor 20'-00" (floors 2-6)	10'-0" plus encroachment plane[8] (Adjacent to R-1 property)	State Density Bonus Law	Yes
East (Front)	10'-0"	10'-0"	Yes	
West (Rear)	6'-6" to 16'-8"	None required unless abutting a residentially-zoned lot	Yes	
Building Height	6 stories (68'-9") to top of parapet; to top of elevator shaft (75'- 0")	110' or 10 stories, whichever is less	Yes	
Side Yard Stepback and Encroachment Plane[5]	10'-0" (parking/ground level) 20'-0" (residential levels, 2 to 6 floors)	Setback restriction in encroachment plane at a 45-degree angle, commencing 15 ft. above existing grade at property line abutting residential zone	State Density Bonus Law	Yes

1. The applicant is entitled to a Density Bonus of 32.5%, which yields 15 units above the base density permitted in the International West Mixed Use Overlay. However, the applicant is only requesting 7 units above the base density.

2. Based on the unit bedroom mix, State Density Bonus Law would generally permit the City to require a minimum of 70 parking spaces; however, the applicant has requested a concession pursuant to the State Density Bonus Law to allow it to provide fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require. The project site is also located less than one-half mile from a major transit stop, and thus could be exempt from meeting minimum parking requirements pursuant to Assembly Bill 2097, which took effect on January 1, 2023.
3. Stand-alone multi-family developments in mixed-use zones are required to comply with the open space standards of the R-3 (Multiple-Family Residential) zone. Active recreation areas require a minimum dimension of less than 20 feet.
4. Stand-alone multi-family developments in mixed-use zones are required to comply with the open space standards of the R-3 (Multiple-Family Residential) zone. Passive recreation areas require a minimum dimension of 10 feet in width and 30 feet in length.
5. No buildings or structures are allowed to be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line for mixed-use zoned properties abutting residentially zoned lots along the side yard setback.

DISCUSSION:

STATE DENSITY BONUS LAW:

The State Density Bonus Law (Section 65915 *et seq*. of the California Government Code) entitles applicants to a density bonus, concessions, waivers, and reduced parking to encourage the construction of affordable housing units. The applicant has developed the proposed project based on the State Density Bonus law allowances. In exchange for providing five (5) units designated for "Very Low-Income" Households, the applicant is requesting a density bonus with concessions and waivers to deviate from the development standards of the GGMU-1 zone, which as noted above, are applicable to the International West Mixed Use Overlay zone.

Density Bonus

Under the International West Mixed Use Overlay zone, the base density for the site, which is the maximum number of units allowed by the zone, is 46 dwelling units (0.66 acres x 70 dwelling units per acre). The applicant proposes reserving five (5) of the apartment units, approximately 10% of the base density, for very low-income households. Under the State Density Bonus Law, this entitles the applicant to a density bonus of up to 32.5%. A density bonus of 32.5% allows fifteen (15) additional units above the base density, for a total of 61 units. However, the applicant proposes to construct only seven (7) additional units above the base density, for a total of 53 units. It should be noted that, in addition to the five (5) very low-income units, the project will also provide one (1) lower income unit.

Reduced Parking

Pursuant to the State Density Bonus Law, cities may not require more than one (1) parking space for each studio and one (1) bedroom unit, and one and one-half (1.5) parking spaces for each two (2) to three (3) bedroom unit. The project includes 1 studio unit, 18 one-bedroom units, 30 two-bedroom units, and 4 three-bedroom units, which equates to seventy (70) parking spaces using the State Density Bonus Law parking ratios. However, as discussed below, as one of the two concessions it is entitled to under

the Density Bonus Law, the applicant is proposing to provide fifty-eight (58) parking spaces, resulting in a parking concession of twelve (12) parking spaces.

Incentives / Concessions

The State Density Bonus Law provides that an applicant is entitled to two (2) "concessions or incentives" if it offers to restrict 10% of the housing units for very low-income households – which the applicant has done here. A "concession or incentive" includes a reduction in site development standards or a modification of zoning code requirements or architectural design requirements. The State Density Bonus Law provides that a city must grant a requested concession or incentive unless it makes a written finding, based upon substantial evidence, that the concession or incentive (1) does not result in identifiable and actual cost reductions to provide for affordable housing costs or for the targeted units; (2) would have a specific, adverse impact upon public health and safety or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households; or (3) would be contrary to state or federal law.

The applicant has requested the following two concessions/incentives to facilitate development of the Project:

Concession 1: The first concession requested by the applicant is to deviate from Section 9.18.110.030.D of the Municipal Code to allow the first habitable floor of the development to be on the second floor. The Code Section requires the first habitable floor of a residential-only building be located no more than four feet above the existing grade and no more than one foot below existing grade along the required front yard setback. Justification for the concession, as provided by the applicant, is that compliance with the Code Section would require the parking level to be subterranean, resulting in significant additional construction costs for the project. According to the applicant, the cost of constructing semi-subterranean parking is significantly higher than constructing an 'at grade' parking design. The purpose of this development standard is to provide ground entrances to residential units. While the first habitable floor of the project is on the second floor, the ground floor has been designed with elements to enhance the pedestrian experience including the following: new sidewalks and landscaping on the project site frontage; access to the main lobby will be on the ground floor facing the street, the ground floor exterior elevation will include a decorative brick veneer and black aluminum storefront windows; and decorative screening to the parking garage.

Concession 2: The second concession requested by the applicant is to provide twelve (12) fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require pursuant to the State Density Bonus Law. Based on the maximum parking ratios the City could require under the State Density Bonus Law, the project would need to provide a minimum of 70 parking spaces; however, the project is designed to provide 58 parking spaces. Justification for the concession, as provided by the applicant, is that compliance with the parking standards under the State Density Bonus Law would require construction of a subterranean parking level, resulting in

significant additional construction costs for the project. Furthermore, the project is in a transit priority area, which is a half mile area around an existing major transit stop or existing high-quality transit corridor with fixed route bus service with intervals no longer than 15 minutes. Routes 43 and 543 provide northbound and southbound service on Harbor Boulevard, and offer service within intervals of 15 minutes or less. These routes also stop at the intersection of Harbor Boulevard and Chapman Avenue, providing connection to Route 53, which provides eastbound and westbound service on Chapman Avenue. The project site is located 0.2 miles or a 5-minute walk from the bus stops serving routes 43 and 543, which will provide residents with convenient access to public transportation.[6]

6. Effective January 1, 2023, AB 2097 prohibits cities from imposing or enforcing a minimum automobile parking requirement on most development projects (both residential and commercial projects) located within a half-mile radius from a major transit stop. The subject development application was filed in 2022, before AB 2097 went into effect on January 1, 2023, and the applicant therefore did not expressly invoke AB 2097's provisions. However, the project site is located less than one-half mile from a major transit stop and therefore would be subject to AB 2097.

Waivers of Development Standards

The State Density Bonus Law provides that, in addition to a density bonus and concessions or incentives required to be provided, an applicant may also request the waiver or reduction of development standards that will have the effect of physically precluding the construction of the proposed development, with the required density bonus and concessions or incentives. Similar to a concession or incentive, a city must waive or reduce a development standard that would physically preclude construction of the proposed development unless the waiver or reduction (1) would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact; (2) would have an adverse impact on any real property that is listed in the California Register of Historical Resources; or (3) would be contrary to state or federal law.

The following waivers are requested for the Project:

Waiver 1: The applicant requests a waiver to deviate from Section 9.18.100.020.D.2 of the Municipal Code to allow the building to be constructed within the 45-degree encroachment plane required for mixed-use zoned properties abutting residentially zoned lots along the side yard setback. Since the subject site is located in the International West Overlay Zone, the project is subject to the mixed-use zone development standards of the GGMU-1 zone. These standards do not permit buildings or structures to be located within an encroachment plane sloping upward and inward to the site at a 45-degree angle, commencing 15 feet above the existing grade at the property line. The subject property abuts an R-1-7 zoned property to the south, which is improved with a single-family home. The project is designed with a 10'-00" setback from the at-grade garage to the property line and a 20'-00" setback from the residential levels above the garage to the side property line. Justification for the waiver, as provided by the Applicant, is that the encroachment plane would reduce the buildable area resulting in a reduction in the number of units. The proposed development plans include an exhibit showing the building encroachments to the 45-degree encroachment plane

on the west exterior architectural elevations. Additionally, a shade and shadow analysis was performed to assess potential impacts on residential properties by the project, which concluded the project would result in a less than significant impact related to shade and shadow (Project Shade and Shadow Analysis included Exhibit B).

Waiver 2: The applicant requests a waiver of Section 9.18.110.30.H.2 of the Municipal Code to deviate from the requirement to provide a separate storage space for each unit. At the time the pre-application was filed, the Code Section required each unit to provide a separate storage area having a minimum of 300 cubic feet of private and secure storage space. It should be noted that the recent Zoning Code update that became effective on November 10, 2022, reduced the size of the required storage area from 300 cubic feet to 150 cubic feet. This storage may be provided within the parking garage provided it does not interfere with garage use for automobile parking. Bedroom closet and cupboard space within the dwelling unit do not count towards meeting this requirement. Justification for the waiver, as provided by the Applicant, is that compliance with the Code Section would reduce the living area for each unit below the minimum dwelling unit size as required by the city. While each unit will not include a separate storage space, each unit will provide a common coat closet with dimensions of approximately 70 cubic feet for each unit. The reduction to the storage area allows the developer to earmark building area to each unit for purposes of meeting the minimum unit living area. The code requires a living area of 500 square feet for a studio unit, 750 square feet for 1-bedroom units, 900 square feet for 2-bedroom units, and 1,050 square feet for a 3-bedroom unit. The studio unit is designed with a living area of 729 square feet, each 1-bedroom unit is designed with a living area of approximately 729 to 799 square feet, each 2-bedroom unit is designed with a living area of approximately 1,075 to 1,140 square feet, and each 3-bedroom unit is designed with a living area of 1,075 square feet.

Waiver 3: The applicant requests a waiver to deviate from Section 9.18.110.30.F. of the Municipal Code, which requires at least 300 square feet of open space, recreation, and leisure area per unit, and to allow indoor fitness and lounge and roof deck lounge areas to contribute 100% of recreation area. It should be noted that the recent Zoning Code update allows common recreation areas located in upper story decks or on roof tops to contribute 100% toward the required common open space; therefore, a concession to allow the upper deck to contribute to the open space is no longer necessary. The project provides a total of 7,820 square feet of open space, recreation, and leisure area. To achieve compliance with the Code Section, the project would need to provide 15,900 square feet of open space, recreation, and leisure area. Justification for the waiver, as provided by the applicant, is that the site is constrained in size, and compliance with the Code Section would reduce the buildable area resulting in a reduction in the number of units. While the project does not provide 15,900 square feet of open space, recreation, and leisure area, the project proposes various active and passive open space including: an 838-square-foot indoor fitness center and lounge; 1,612 square-foot roof garden and barbecue lounge; and a 3,910 square-foot passive recreation area, consisting of a garden with benches and pedestrian path within the south and west building setback area.

The applicant proposes to count 100% of the total area of the 838 square-foot indoor fitness center lounge toward the total recreation area requirement. The project will also provide a 1,612 square-foot roof garden and barbecue lounge area toward the total recreation area requirement. The proposed project is designed as a six-story, urban, apartment complex project. The ground-level is designed to accommodate the project's vehicular circulation, drive-aisles, parking garage, and turn-around areas. Based on the design of the project, locating a major portion of the recreation area on the ground-level is not feasible. The recreation area for the project is proposed on the sixth floor, which includes a combination of usable roof deck and indoor recreation areas. The project includes an indoor fitness center and lounge and roof deck and barbecue lounge areas that are secured and conveniently located to the residential units. Allowing 100% of the indoor recreation to count toward the required recreation area allows the project to provide recreation amenities in a configuration that is more conducive to an urban project.

Waiver 4: The applicant requests a waiver to deviate from Section 9.18.110.30.F.1 of the Municipal Code, which requires each unit to provide private open space in the form of a patio, yard, balcony, or combination thereof and be directly adjacent to and accessible from each unit. Additionally, the private open space must have a minimum area of ninety 90 square feet and a minimum dimension of six feet. Of the fifty-three (53) units, twenty-five (25) units will include a balcony. The balcony sizes range from approximately fifty-six (56) square feet with dimensions of 10'-6" x 5'-7" and ninety-nine (99) square feet with dimensions of 15'-9" x 6'-7". Justification for the waiver, as provided by the applicant, is that the balcony size, as required by the City, is above the local market standard. According to the applicant, providing a balcony for each unit would result in significant additional construction costs for the project. While not all 53 units provides a balcony, the project provides a total of 7,820 square feet of open space, recreation, and leisure area including: an 838-square-foot indoor fitness center and lounge; 1,612-square-foot roof garden and barbecue lounge; and a 3,910-square-foot passive recreation area, consisting of a garden with benches and pedestrian path within the south and west building setback area.

Waiver 5: The applicant requests a waiver to deviate from Section 9.18.110.30.F.3 of the Municipal Code, which requires passive recreation areas with a minimum dimension of ten (10) feet in width and thirty (30) feet in length and to allow 100% of the recreation area to count toward the total recreation requirement. Justification for the waiver, as provided by the applicant, is that the rear (west) property line is irregular in shape, resulting in a narrowing between the rear property line and building, from approximately 9'-6" to 6'-6", along certain areas of the landscaping and pedestrian area. While the project does not provide the minimum dimension of passive recreation areas in certain areas, due to the irregular shape of the rear property line, the project proposes usable open space consisting of a continuous five-foot (5'-0") pedestrian path, complemented by landscaping and benches, within the rear and side yards. The project proposes various active and passive open space including: an 838 square-foot indoor fitness center and lounge; 1,612 square-foot roof garden and barbecue lounge; and a 3,910 square-foot passive recreation area, consisting of a garden with benches and pedestrian path within the south and west building setback area.

Waiver 6: The applicant requests a waiver to deviate from Section 9.18.140.40 of the Municipal Code, which requires the minimum dimensions of 9'-00" x 19'-00" for a standard parking space. The applicant proposes standard parking spaces having dimensions of 9'-0" x 18'-00". Justification for the waiver, as provided by the Applicant, is that the site is constrained in size, and compliance with the Code Section would result in encroachments within the minimum drive aisle width of twenty-five (25) feet. While the project proposes 9'-0" x 18'-00" stall sizes for a standard parking space, the parking stalls are still accessible by a variety of cars, trucks, and sport utility vehicles, as the parking spaces will maintain the minimum width of 9 feet (9'-00").

A copy of the density bonus application for the project is attached as Attachment 4, which includes the applicant's justification for the requested concessions and waivers to facilitate the development of the project.

SITE PLAN:

Site Design and Circulation

The applicant proposes to construct a six-story, fifty-three (53) unit apartment development on a 0.66-acre (28,793-square foot) site. The site design includes a parking garage on the ground level accessible via the main drive aisle on the north side of the building, with five residential levels above. The project proposes at grade parking, providing fifty-eight (58) parking spaces, with ten (10) on-site open parking spaces and forty-eight (48) garage parking spaces, including thirty-four (34) tandem parking spaces.

The project site will be accessible from a new drive approach located at the north dead-end of the Choisser Road cul-de-sac. The new drive approach will provide access to ten (10) open parking spaces abutting the project site's north property line. The 'at grade' garage, secured by a metal roll-up gate, will be accessible from the north side of the building adjacent to the ten (10) open parking spaces. Metal security fencing will be provided at the base of the front elevation to secure the garage. Pedestrian access to the site will include new sidewalks along the street frontage, and on-site walkways will provide access from the new sidewalks on Choisser Road to the building's main lobby on the first floor. Additionally, internal walkways will be provided along the side (south) and rear (west) yards, providing access around the building. Generally, the building footprint will occupy the majority of the site, excluding the building setback areas, driveway aisle, and 10 open parking spaces.

To comply with the Orange County Fire Authority (OCFA) fire lane turnaround area, the applicant will designate the fire lane turnaround area within Choisser Road, at the end of the cul-de-sac; curbs adjacent to the new drive approach and across the street will be painted red with "No Parking" signage prohibiting parking in the fire lane turnaround area.

The project proposes a seven-foot (7'-00") high, decorative block wall along the side (south) property line. An eight-foot (8'-00") high, decorative block wall will also be constructed along the rear property line by the developer of the Site "C" hotel resort.

Parking

The project will provide a total of fifty-eight (58) parking spaces. A total of forty-eight (48) parking spaces will be provided in the garage, including thirty-four (34) tandem and fourteen (14) non-tandem parking spaces. The remaining ten (10) spaces will be open parking spaces. Under the State Density Bonus Law, tandem parking may also be provided to satisfy the required on-site parking. The project will provide thirty-four (34) tandem parking spaces in the garage.

Parking Spaces Required per Unit

Units 1 – 53	**Required parking spaces**	**Provided**
1 studio	1 (1 spaces x 1)	
18 one-bedroom units	18 (1 spaces x 18)	
30 two-bedroom units	45 (1.5 spaces x 30)	
4 three-bedroom units	6 (1.5 spaces x 4)	
Total	**70 spaces**	**58**

Unit Design

The proposed project will consist of fifty-three (53) units, which would have a mix of studios, one-bedroom units, two-bedroom units, and three-bedroom units. The units range in size from 729 square feet (studio) to 1,247 square feet (3-bedroom unit). Each unit will be improved with a living/dining room, kitchen, bedroom, and bathroom. Twenty-five (25) of the 53 units will provide balconies.

Units

Number of Bedrooms	**Total Living Area**	**Total Number of Units**
Studio	729	1
One (1) bedroom unit	799	14
One (1) bedroom unit w/balcony	817	4
Two (2) bedroom unit	1,140	10
Two (2) bedroom unit w/balcony	1,075	20
Three (3) bedroom unit	1,247	4
	Total	**53**

Site Landscaping

Section 9.18.100.020.C.5 of the Municipal Code requires 60% of the surface area of the required side and rear setbacks to be landscaped in all mixed-use zones. The project proposes landscaping along the side and rear setbacks, except on areas designated for walkways, parking spaces, the drive aisle, and private recreation areas, using a variety of plant materials. The perimeter landscaping will consisting of a mix of trees, shrubs, and ground cover. Landscaping will be provided in front of the garage parking area facing the street to soften the street scape and complement the building architecture.

Furthermore, the applicant is required to submit a detailed landscape and irrigation plan to the City that complies with the landscaping requirements of Title 9 of the Municipal Code, including the City's Landscape Water Efficiency Guidelines.

Building Architecture

The six-story, fifty-three (53) unit apartment building proposes a contemporary modern architectural style in an off-white and grey color scheme. A burgundy accent color is also providing contrast to the off-white and grey color scheme and accentuating the balconies as seen from the street and adjacent properties. The building design includes stucco exteriors, trimmed white aluminum windows, perforated metal black railings for the balconies, and a brick veneer and black aluminum storefront windows at ground level. The building consists of an articulated roof line and varying wall planes on all building sides, creating shadow and architectural interests, which will visually enhance the overall massing of the structure. The entrance to the main lobby is at grade and facing the street. The area will be including landscaping for added decoration and visual interest.

Privacy

The south building elevation has been designed to address privacy concerns related to the existing single-family residence, R-1 zoned parcel, abutting the project site's south boundary. The windows on the south building elevation have been reduced in size and will incorporate obscure glass to reduce visibility into the neighboring property's side and rear yards from each unit. Additionally, landscaping is proposed along the south wall of the roof deck lounge area to further reduce visibility into the neighboring property's side and rear yards from the roof deck lounge area.

VESTING TENTATIVE PARCEL MAP

In accordance with the State Subdivision Map Act, the applicant is requesting approval of Vesting Tentative Parcel Map No. PM-2021-206 to consolidate four (4) existing parcels into a single lot to facilitate the development of the residential apartment complex. The consolidated project site will have a combined lot area of 0.66 acres. The vesting Tentative Parcel Map is the most appropriate instrument to consolidate the project site due to existing utilities easements, such as power poles, that have to be relocated and realigned to facilitate the development. The proposed Vesting Tentative Tract Map is in conformance with the City's General Plan, the City's Subdivision Ordinance, the International West Mixed Use Overlay, as implemented by the GGMU-1 zone requirements, and the State's Subdivision Map Act.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

Staff has initially determined that the proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable General Plan designation and all applicable General Plan policies as well as

with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services.

NO NET LOSS

Government Code Section 65863 requires jurisdictions to maintain adequate sites to accommodate their remaining unmet Regional Housing Needs Allocation (RHNA) by each income category at all times throughout the Housing Element planning period. A jurisdiction may not take any action to reduce a parcel's residential density unless it makes findings that the reduction is consistent with the General Plan, including the Housing Element, and that the remaining sites identified in its Housing Element sites inventory can accommodate its remaining unmet RHNA by each income category or it identifies additional sites so that there is no net loss of residential unit capacity.

In addition, if a jurisdiction approves a development on a parcel identified in its Housing Element sites inventory with fewer units than shown in the Housing Element, the jurisdiction must either make findings that the Housing Element's remaining sites have sufficient capacity to accommodate the remaining unmet RHNA by each income level, or identify and make available additional adequate sites to accommodate the remaining unmet RHNA for each income category. However, a jurisdiction may not disapprove a housing development project on the basis that approval of the development would trigger the identification or zoning of additional adequate sites to accommodate the remaining RHNA.

The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The combined project site is identified in the City's Housing Element sites inventory as having a realistic capacity to accommodate a total of 36 "lower income" units, consisting of nine (9) units on each property located at 12233, 12235, 12237, and 12239 Choisser Road. The project proposes a total of fifty-three (53) units, consisting of forty-seven (47) "above moderate income" units, five (5) "very low-income" units, and one (1) "very low-income" unit. Because the proposed project includes fewer lower-income units than shown in the Housing Element sites inventory, the City must determine whether the remaining Housing Element inventory sites have sufficient capacity to accommodate the City's remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 low and very low-income units, 3,087 moderate-income units, and 8,554 above moderate-income units. The sites identified in the adopted Housing Element were determined adequate to accommodate a total of 18,291 units, including 401 more units than the City's unmet RHNA in the low and very low-income categories and 240 more units than the City's unmet RHNA for the moderate-income category. Sites deemed adequate to accommodate the lower and moderate-income categories are also adequate to accommodate above-moderate income units. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 83 units.

Beginning of the 6th RHNA cycle, October 15, 2021, to the time of writing the staff report, the City issued 474 building permits and entitled 105 units. After accounting for these permitted and entitled units, and the 53 units in the proposed project, the City's total remaining unmet RHNA would be 17,567 units, broken down as follows: 6,555 low and very low-income units, 3,087 (no change) moderate-income units, and 7,925 above-moderate income units. The remaining capacity of the sites identified in the Housing Element would be 18,186 units, resulting in a total capacity surplus of 145 units. The remaining sites are also adequate to accommodate a surplus of low and very low-income units (413) and moderate-income units (221), and such sites are also adequate to accommodate the City's remaining unmet above moderate-income RHNA. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in Resolution No. 6058-23.

SB 330 / DENSITY BONUS LAW REPLACEMENT HOUSING COMPLIANCE:

Pursuant to State law, housing projects that require the demolition of existing affordable "protected" residential rental units, or which are located on property where affordable "protected" residential rental units have been demolished within the five (5) year period preceding the application date, must provide replacement units for each existing or previously demolished affordable "protected unit" at the same or greater affordability level as those "protected" units. A housing project cannot reduce the number of existing residential rental units on a property. In accordance with Government Code §65915(c)(3)(B), where the applicable household income level for a unit is unknown or cannot be verified, it is rebuttably presumed that lower- and/or very-low income renter households occupied those units in the same proportion of lower- and/or very-low income renter households to all renter households within the City, and replacement units in the specified proportions must be provided. Four (4) residential rental units located within the project site were demolished within five (5) years from when the project application was submitted to the City. Three (3) of the four (4) units are presumed to have been occupied very-low-income households and the other unit is presumed to have been occupied by a low-income household, and the applicant is not refuting these rebuttable presumptions. The proposed project will replace the dwelling units that were demolished by providing five (5) very low-income household units and one (1) low-income household unit.

REVIEW OF HOUSING DEVELOPMENT PROJECTS:

The Planning Commission's discretion is limited when reviewing proposed housing development projects. State law generally limits the City's evaluation of a proposed housing development project to its consistency with applicable existing *objective* General Plan and zoning standards, and the City may no longer use *subjective* criteria to determine whether a proposed housing project serves the general welfare or is in the public interest. In addition, as discussed above, the State Density Bonus Law allows development projects that include affordable housing to deviate from stated objective development standards and other zoning requirements. The Housing Accountability Act, State Housing Element Law, and other State laws also impose additional requirements and limitations on the review of housing development projects.

Further, the Planning Commission's review is subject to the provisions of Garden Grove Municipal Code Section 9.60.020(C), which provides, in pertinent part, as follows:

> Findings Required for Disapproval of Housing Development Projects. The findings set forth in subdivision D of Section 9.32.030 of this title shall not be required to be made in order to approve an application for a land use permit for a housing development project. Rather, the hearing body shall approve an application for a land use permit for a housing development project unless it makes one or more of the following findings based on the information presented at the public hearing and/or on the record:
>
> a. That the proposed development project is inconsistent, not in compliance, or not in conformity with one or more applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, or other applicable ordinances or policies of the City.
>
> b. That the provisions of the California Environmental Quality Act have not been complied with.
>
> c. That, based on a preponderance of the evidence on the record, the proposed development project would have a specific, adverse impact, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety unless the project is disapproved, and there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

RECOMMENDATION:

Staff recommends that the Planning Commission take the following action:

1. Adopt Resolution No. 6058-23 approving Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, subject to the recommended Conditions of Approval.

Maria Parra
Planning Services Manager

By: Nick Lagura
Urban Planner

Attachment 1: Vicinity Map
Attachment 2: Plans
Attachment 3: Vesting Tentative Parcel Map
Attachment 4: Density Bonus Application
Attachment 5: Trip Generation and Vehicles Miles Traveled Analysis
Attachment 6: Air Quality and Greenhouse Gas Impact Study
Attachment 7: Noise Impact Study
Attachment 8: Shade/Shadow Study

RESOLUTION NO. 6058-23

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF GARDEN GROVE APPROVING SITE PLAN NO. SP-120-2023 AND VESTING TENTATIVE PARCEL MAP NO. PM-2021-206 FOR PROPERTY LOCATED ON THE WEST SIDE OF CHOISSER ROAD AND NORTH OF TWINTREE LANE AT 12233, 12235, 12237, and 12239 CHOISSER ROAD, ASSESSOR'S PARCEL NOS. 231-491-12, 231-491-13, 231-491-14, and 231-491-15.

BE IT RESOLVED that the Planning Commission of the City of Garden Grove, in a regular session assembled on February 16, 2023, hereby approves Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 for property located on the west side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road, Accessor Parcel Nos. 231-491-12, 231-491-13, 231-491-14, and 231-491-15, subject to the conditions of approval attached hereto as Exhibit "A".

BE IT FURTHER RESOLVED in the matter of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, the Planning Commission of the City of Garden Grove does hereby report as follows:

1. The subject case was initiated by Investel Garden Resorts, LLC, the owner of the subject site (the "applicant").

2. The applicant is requesting Site Plan approval to construct a six-story, 53 unit-residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. Pursuant to the State Density Bonus Law, the applicant is requesting the following concessions and waivers from applicable development standards: (1) concession to allow the first habitable floor on the second floor; (2) a concession to allow fewer parking spaces than the maximum number of parking spaces the City is otherwise permitted to require pursuant to the State Density Bonus Law; (3) a waiver to allow the building to be constructed within the 45-degree encroachment plane required for Mixed-Use zoned properties abutting Residentially-Zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 300 square feet of open space, recreation, and leisure are per unit, and to allow an indoor fitness center and lounge and roof deck area to contribute 100 percent of the open space requirement; (6) a waiver to deviate from the requirement to provide at least 90 square feet of private open space per unit; (7) a waiver to deviate from the requirement to provide passive recreation areas with minimum dimensions of 10 feet in width and 30 feet in length, and to contribute 100 percent to the open space requirement; and (8) a waiver to deviate from the minimum parking space length, from 19 feet to 18 feet. In accordance with

the State Subdivision Map Act, the applicant is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.

3. The City of Garden Grove Planning Commission hereby determines that the proposed project is categorically exempt from review under the California Environmental Quality Act ("CEQA") pursuant to Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable General Plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. The project is therefore exempt from CEQA review.

4. The project site has a General Plan Land Use designation of International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site. The site is currently vacant, but was previously improved with four (4) single-family homes.

5. Existing land use, zoning, and General Plan designation of property in the vicinity of the subject property have been reviewed.

6. Report submitted by the City staff was reviewed.

7. Pursuant to a legal notice, a public hearing was held on February 16, 2023, and all interested persons were given an opportunity to be heard.

8. The Planning Commission gave due and careful consideration to the matter during its meeting on February 16, 2023.

BE IT FURTHER RESOLVED, FOUND AND DETERMINED that the facts and reasons supporting the conclusion of the Planning Commission, as required under Municipal Code Section 9.60.020 and 9.40.060 are as follows:

FACTS:

The project site is comprised of four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres), located on the west side of Choisser Road and north of Twintree Lane. The project site has a General Plan Land Use designation of

International West Mixed Use and is designated for the development of low-income housing in the General Plan Housing Element. The project site is part of Planned Unit Development No. PUD-128-12, and the zoning provisions of the International West Mixed Use Overlay apply to the site.

The property abuts a commercial shopping center zoned HCSP-TCB (Harbor Corridor Specific Plan-Tourist Commercial "B") improved with commercial buildings to the north; R-1 (Single-Family Residential) zoned properties to the east across Choisser Road, consisting of single-family homes; R-1 zoned properties to the south, consisting of single-family homes; Planned Unit Development No. PUD-128-12 zoned property to the west developed with a Raising Cane's drive-through restaurant and vacant land that is entitled for the development of a 769-room resort hotel and retail complex commonly referred to as the Site "C" Project.

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by Planned Development PUD-128-12. The property site also is part of the International West Mixed Use Overlay Zone.

The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site was included in the Housing Element Sites Inventory, as the parcels complied with the State's criteria for the development of lower income units. State law specifies that sites suitable for the development of lower income units must meet a minimum allowable density of 30 units per acre, and the parcels size be limited to between 0.5 and 10 acres. The project site has a maximum allowable residential density of 70 units per acre and has a combined lot area of 0.66 acres. Furthermore, State law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors, including along Harbor Boulevard.

The applicant is requesting Planning Commission approval of (1) a Vesting Tentative Parcel Map to consolidate the four existing parcels into a single lot to facilitate the development of a residential apartment complex and (2) a Site Plan for a six-story, 53-unit residential apartment complex on the combined site. The proposed project includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. Inclusion of the fie (5) very low-income units qualifies the project for a density bonus, concessions, waivers of development standards, and reduced parking pursuant to the State Density Bonus Law. The proposed project has been designed to incorporate additional density and certain concessions and waivers of development standards pursuant to the State Density Bonus Law. An Affordable Housing Regulatory Agreement consistent with the State Density Bonus Law and the Garden Grove

Municipal Code must be recorded to ensure affordability of the very low-income and low-income units.

FINDINGS AND REASONS:

SITE PLAN (HOUSING DEVELOPMENTS)

1. The proposed development project is consistent, in compliance, and in conformity with the applicable, objective standards, provisions, conditions or requirements of the General Plan, Title 9, or other applicable ordinances or policies of the City.

   The proposed project includes the construction of a six-story, 53-unit residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. In accordance with the State Subdivision Map Act, the application is also requesting approval of a Vesting Tentative Parcel Map to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex.

   The subject site has a General Plan land use designation of International West Mixed Use (IW) and is zoned Planned Development PUD-128-12. The project site is also part of the International West Mixed Use Overlay. The IW land use designation is intended to allow for mixed-use residential and commercial developments with higher residential densities up to 70 dwelling units per acre. The IW land use designation is implemented Planned Unit Development No. PUD-128-12 and by the International West Mixed Use Overlay zone. The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing.

   The project has been designed to comply with the development standards of the Municipal Code for the International West Mixed Use Overlay zone, as implemented by the GGMU-1 zone, and is within the density permitted under the General Plan, with the exception of the increased density, concessions/incentives, waivers, and reduced parking ratios permitted pursuant to State Density Bonus Law. In addition, the proposed project is consistent with the goals and policies of the General Plan, including:

   a. Policy LU-1.2: Encourage modern residences in areas designated as Mixed Use.

      The proposed project, which is located in the International West Mixed Use Overlay zone, is a six-story, fifty-three (53) unit apartment building with a contemporary modern architectural design. The building consists of an articulated roof line and varying wall planes on all building sides,

creating shadow and architectural interests, which will visually enhance the overall massing of the structure. The entrance to the main lobby is at grade and facing the street. The area will include landscaping for added decoration and visual interest. Additionally, the project proposes various active and passive open spaces in a configuration that is more conducive to an urban project. Thus, the proposed project encourages modern residences in areas designated as Mixed Use.

b. *Policy LU-1.3: Support the production of housing Citywide that is affordable to lower- and moderate-income households consistent with the policies and targets set forth in the Housing Element; Policy LU-3.2: Support development of multi-family housing that provides a diversity of densities, types, and prices that meet the needs of all household income levels; GOAL H-2: Housing supply to accommodate housing needs at all affordability levels; AND Policy H-2.1: Expanding Affordable Housing. Preserve and expand the City's supply of affordable rental and ownership housing for lower-income households.*

The project proposes a total of 53 residential apartment units, consisting of 47 "above moderate income" units, five (5) "very low-income" units, and one (1) "very low-income" unit. The project will introduce new rental housing units to the local housing market, and will expand the number of affordable housing units in the City to meet the community needs. The project site has been identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. Furthermore, the proposed project will contribute to the City meeting its RHNA obligation.

c. *Policy LU-3.1: Preserve existing and encourage new multi-family residential development in the Focus Areas, allowing mixed-use in older or underutilized commercial centers. Such housing provides convenient access to jobs and activities and supplies a resident clientele to support commercial sales and services in mixed-use areas AND Policy LU-3.4: Consider expanding affordable housing opportunities for lower income households in all land use designations that allow residential uses through the creation of a housing overlay zone or other similar tools.*

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The project site is conveniently located to potential employment centers and other commercial services in the area. The project site also is part of the International West Mixed Use Overlay Zone, which applies to certain properties, along Harbor Boulevard, identified in the Housing Element Sites Inventory to be

suitable for the development of housing. The Overlay zone allows these parcels to be developed with mixed-use or stand-alone residential developments.

d. Policy LU-3.3: Encourage developers to build housing projects at or maximum allowable densities; Policy H-3.2: Provide adequate sites to encourage housing development that will meet the needs of all income groups; AND Policy H-3.3: Promote a balance of housing types, including mixed use development, to meet the needs of the community.

The Under IW General Plan land use designation, the subject project is allowed a maximum density of 70 dwelling units per acre, which yields forty-six (46) units. Under a State Density Bonus, the project will maximize the allowable density by constructing a total of fifty-three (53) apartment units. The project will provide 47 "above moderate income" units, five (5) "very low-income" units, and one (1) "very low-income" unit to meet the housing needs of the community. The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. Furthermore, the project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

e. *Policy LU-IMP-3E: Use programs and incentives outlined in the Housing Element to produce all types of desired multi-family housing; Policy H-2.3: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing; Policy LU-4.1: Locate higher-density residential uses within proximity of commercial uses to encourage pedestrian traffic, and to provide a consumer base for commercial uses; AND GOAL H-3: A range of available housing types, densities, and affordability levels to meet diverse community needs.*

The project site has a General Plan land use designation of International West Mixed Use (IW). The IW land use designation is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential that are appropriate for a major entertainment and tourism destination. The property site is part of the International West Mixed Use Overlay Zone, which applies to certain properties, along Harbor Boulevard, identified in the Housing Element Sites Inventory to be suitable for the development of housing. The Overlay zone allows these parcels to be developed with mixed-use or stand-alone residential developments. Under the International West Mixed Use Overlay zone, higher residential densities are allowed up to 70 units per acre, with the maximum density of 46 units allowed for the project site. Under a State Density Bonus, the project includes 53 units,

with five (5) units reserved for very low income and one (1) unit reserved for low income. Furthermore, the project site is located in a resort district that allows for hotel resort, entertainment, commercial, and higher density residential uses. The project site is located adjacent to hotel and commercial uses that will encourage pedestrian activity, and will also provide a consume base for the commercial uses.

f. *Policy H-3.1: Maintain land use policies and regulations that create capacity for development of a range of residential development types that can fulfill local housing needs, including accessory dwelling units, low-density single-family uses, moderate-density townhomes and middle housing, higher-density apartments and condominiums, senior housing, and mixed-use projects.*

The project site is identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site is allowed a higher residential density of 70 units per acre. With the additional density allowed by the State Density Bonus Law, the project includes the construction of fifty-three (53) apartment units, which provide 47 "above moderate income" units, five (5) "very low-income" units, and one (1) "low-income" unit to meet the housing needs of the community.

g. *Policy H-3.4: Maintain an inventory of vacant and underutilized land, and make available to the development community*.

The project site was included in the Housing Element Sites Inventory as the parcels complied with the state's criteria for the development of lower income units. State law specifies that lower income sites must meet a minimum density of 30 units per acre, and the parcels size limited between 0.5 and 10 acres. The project site has a residential density of 70 units per acre and has a combined lot area of 0.66 acres. The project site is identified as having a combined realistic capacity of 40 "lower income" units, consisting of 10 units per lot. Furthermore, state law correlates higher density sites with the ability to provide lower-income housing. As such, the majority of the lower income RHNA sites are located along mixed-use corridors, including along Harbor Boulevard. In addition, the applicant is requesting State Density Bonus allowances for concessions and waivers to applicable development standards to support the proposed project density and site design.

h. *Policy 2.3 of the Housing Element: Provide density bonuses and other financial and regulatory incentives to facilitate the development of affordable housing.*

The proposed project is a six-story, 53-unit residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. To facilitate the development, the applicant is requesting State Density Bonus allowances for concessions and waivers from applicable development standards. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA).

2. The provisions of the California Environmental Quality Act have been complied with.

The proposed development is exempt from the California Environmental Quality Act ("CEQA"), pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15303). As set forth in the Class 32 exemption, the proposed project is: (1) consistent with the applicable general plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations; (2) the proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses; (3) the project site has no value as habitat for endangered, rare or threatened species; (4) approval of the project would not result in any significant effects relating to traffic, noise, air quality or water quality; and (5) the site can be adequately served by all required utilities and public services. Therefore, the provisions of the California Environmental Quality Act have been complied with.

3. The proposed development project does not have specific, adverse impacts, as defined in subdivision (j)(1)(A) of Government Code Section 65589.5, on public health and safety without any feasible method to satisfactorily mitigate or avoid the specific adverse impact, other than the disapproval of the proposed project.

The proposed six-story, 53-unit residential apartment complex will not have specific, adverse impacts on the public health and safety. The proposed project is within the maximum allowable density, is compatible with surrounding uses, is similar in scale to the adjoining neighborhood, and is consistent with the land use type and intensity in the immediate neighborhood. Furthermore, the Project will contribute to meeting the City's Regional Housing Needs Allocation (RHNA), as well as the Housing Element policies.

VESTING TENTATIVE PARCEL MAP

1. The proposed map is consistent with the General Plan.

   The proposed map is consistent with the provisions of the General Plan. The project site has a land use designation of International West Mixed Use, which is intended to provide for a mix of uses, including some higher density residential with densities up to 70 units per acre. The Density Bonus Law allows housing developments that provide affordable housing to exceed the maximum allowable density of the General Plan. The project site is also identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The proposed project includes the construction of a six-story, 53-unit residential apartment complex on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, 5 units designated for "Very Low-Income" Households, and one unit designated for "Low-Income" households. The proposed tentative parcel map will consolidate four existing parcels to facilitate the development of the proposed density bonus project.

   In addition, the proposed map is consistent with the goals and policies of the General Plan for the reasons stated above supporting approval of the proposed Site Plan.

2. The design and improvement of the proposed subdivision are consistent with the General Plan.

   The design and improvement of the proposed subdivision are consistent with the General Plan for the reasons stated above supporting approval of the proposed Site Plan for development of the proposed consolidated site.

3. The site is physically suitable for the type of development and complies with the spirit and intent of the Municipal Code.

   The site is zoned to permit high-density multiple-family housing developments of the type proposed, and the proposed project is designed to be consistent with applicable objective development standards for the site, except as otherwise required to be waived pursuant to State Density Law. As designed, the site is able to accommodate fifty-three (53) units, and the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code and the State Density Bonus Laws.

4. The design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure

fish or wildlife or their habitat, and the requirements of the California Environmental Quality Act have been satisfied.

Pursuant to the California Environmental Quality Act ("CEQA"), the City of Garden Grove Planning Commission has determined that the proposed project is categorically exempt from the CEQA pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines (14 Cal. Code Regs., Section 15332). The proposed project is characterized as in-fill development meeting conditions described in Section 15332.

5. The site is physically suitable for the proposed density of the development.

The site is physically suitable for the density proposed by the developer. The General Plan land use designation of IW is intended to provide for a mix of uses, including resort, entertainment, retail, hotel, and some higher density residential densities up to 70 dwelling units per acre that are appropriate for a major entertainment and tourism destination. The IW land use designation is implemented by the International West Mixed Use Overlay zone which allows residential developments without a commercial component. Under the International West Mixed Use Overlay zone, the base density for the site is 70 units per acre, with yields 46 dwelling units on the project site. The project has been designed as a State Density Bonus project, including allowances for concessions and waivers. As designed, the site is able to accommodate fifty-three (53) units, and the required parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the property is sufficient in size to accommodate the proposed development, and complies with all applicable provisions of the City of Garden Grove Municipal Code and the State Density Bonus Laws.

6. The design of the subdivision and the proposed improvements are not likely to cause serious public health problems.

The design of the subdivision and the proposed improvements are not likely to cause serious public health problems since conditions of approval will be in place to safeguard the public health. The proposed subdivision has been designed to comply with the development standards of the International West Mixed Use Overlay and the State Density Bonus Laws. City Departments, including the Traffic Division, Water Division, Engineering Division and the Planning Division, and the Orange County Fire Authority (OCFA) have reviewed the proposed development and have applied conditions of approval to minimize potential negative impacts that the project may have on the community. The conditions of approval for on and off-site improvements will safeguard the public health.

7. The design of the project and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by

the public at large for access through or use of property within the subdivision; or, if such easements exist, alternate easements for access or for use will be provided and these will be substantially equivalent to the ones previously acquired by the public.

The design of the subdivision and the proposed improvements will not conflict with easements of record or easements established by court judgment acquired by the public at large for access through or use of property within the proposed subdivision. The project has been designed to avoid development over existing easements.

8. The design and improvement of the proposed subdivision are suitable for the uses proposed and the subdivision can be developed in compliance with the applicable zoning regulations.

The proposed Vesting Tentative Parcel Map No. PM-2021-206 has been specifically designed to accommodate the proposed six-story, fifty-three (53) unit residential apartment complex on the property, which has been designed to comply with the International West Mixed Use Overlay zone developments standards and State Density Bonus allowances. As designed, the site is able to accommodate fifty-three (53) units, with parking, landscaping, private and common recreation areas, setbacks, and building height. Therefore, the design and improvement of the proposed subdivision is suitable for the proposed use and the subdivision can be developed in compliance with the applicable provisions of the City of Garden Grove Municipal Code and the State Density Bonus Laws.

9. The design of the subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities in the subdivision.

To the extent feasible, the project has been designed in accordance with Government Code Section 66473.1, such as to allow for passive or natural heating opportunities in the subdivision design, to encourage the orientation of structures to take advantage of shade and prevailing breezes, to allow solar access for passive heating and opportunities for placement of shade trees and other vegetation for cooling.

10. The design, density, and configuration of the subdivision strike a balance between the effect of the subdivision on the housing needs of the region and public service needs. The character of the subdivision is compatible with the design of existing structures, and the lot sizes of the subdivision are substantially compatible with the lot sizes within the general area.

The applicant is requesting approval of Vesting Tentative Parcel Map No. PM-2021-206 to consolidate four existing parcels into a single lot to facilitate the development of the residential apartment complex. Approval of the map

will allow construction of a six-story, fifty-three (53) unit-residential apartment complex, which includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. The project site is identified in the General Plan Housing Element as a site suitable for the development of multiple-family lower-income housing. The project site has a maximum allowable residential density of 70 units per acre under the International West Mixed Use general plan land use designation and under the International West Mixed Use Overlay zone. The project complies with the density requirements of the General Plan, as well as the International West Mixed Use Overlay zone development standards and allowances allowed by State Density Bonus laws, and further the goals of the Housing Element of the General Plan.

11. The subject property is not located within a state responsibility area or a very high fire hazard severity zone, the proposed subdivision is served by local fire suppression services, and the proposed subdivision meets applicable design, location, and ingress-egress requirements.

12. The discharge of waste from the proposed subdivision into the existing sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board. The conditions of approval for on and off-site improvements will ensure permitted capacity of the public sewer system is not exceeded.

NO NET LOSS (GOVERNMENT CODE SECTION 65863) FINDINGS

1. If approval of the proposed Project will result in development of the Site at a lower residential density, the reduction in residential density is consistent with the adopted General Plan, including the Housing Element.

   The project site is a six-story, 53-unit residential apartment complex on four (4) vacant lots (APN #231-491-12, 231-491-13, 231-491-14, and 231-491-15) with a combined lot area of 28,793 square feet (0.66 acres). The proposal includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households. The project site has a General Plan Land Use designation of International West Mixed Use and is zoned Planned Unit Development No. PUD-128-12 and is in the International West Mixed Use Overlay. Under the International West Mixed Use Overlay zone, the base density for the site, which is the maximum number of units allowed by the one, is 46 dwelling units (0.66 acres x 70 dwelling units per acre). A density bonus of 32.5% allows fifteen (15) additional units above the base density, for a total of 61 units. Under the State Density Bonus Law, the applicant proposes to construct only seven (7) additional units above the base density, for a total of 53 units. The proposed project will be developed in a residential density that is consistent with the adopted general plan, including the housing element.

2. The remaining sites identified in the housing element are adequate to meet the requirements of Government Code Section 65583.2 and to accommodate the City's share of the regional housing need pursuant to Government Code Section 65584; or, if not, the City has, or will within 180 days, identify and make available additional adequate sites to accommodate the City's share of the regional housing need by income level.

   The City's 6th Cycle RHNA requires the City to plan for 19,168 housing units for all income levels. A component of preparing the City's Housing Element is the identification of vacant and underutilized sites suitable for residential development, and an evaluation of the housing development potential of these sites in fulfilling the City's RHNA. The combined project site is identified in the City's Housing Element sites inventory as having a realistic capacity to accommodate a total of forty (40) "lower income" units. The project proposes a total of fifty-three (53) units consisting of forty-seven (47) "above moderate income" units and five (5) "very low income" units and one (1) "low income" unit. Because the proposed project includes fewer lower-income units than shown in the Housing Element sites inventory, the City must determine the remaining unmet RHNA by income level if the project is approved as proposed. Staff has evaluated the housing projects that have been permitted or approved during the current planning period, or which are otherwise not accounted for in the Housing Element site analysis, and has determined that the remaining sites identified in the sites inventory have sufficient capacity to accommodate the City's remaining unmet RHNA need for each income level.

   At the time the Housing Element was prepared and adopted, the City's *unmet* RHNA was calculated to be 18,208 units, broken down as follows: 6,567 low and very low-income units, 3,087 moderate-income units, and 8,554 above moderate-income units. The sites identified in the adopted Housing Element were determined adequate to accommodate a total of 18,291 units, including 401 more units than the City's unmet RHNA in the low and very low-income categories and 240 more units than the City's unmet RHNA for the moderate-income category. Sites deemed adequate to accommodate the lower and moderate-income categories are also adequate to accommodate above-moderate income units. Overall, the sites inventory in the adopted Housing Element reflected a total capacity surplus of 83 units. Due to this surplus, the proposed project will not create a reduction to the City's total required RHNA allocation.

   Beginning of the 6th RHNA cycle, October 15, 2021, to the time of writing the staff report, the City issued 474 building permits and entitled 105 units. After accounting for these permitted and entitled units, and the 53 units in the proposed project, the City's total remaining unmet RHNA would be 17,567 units, broken down as follows: 6,555 low and very low-income units, 3,087 (no change) moderate-income units, and 7,925 above-moderate income units.

The remaining capacity of the sites identified in the Housing Element would be 18,186 units, resulting in a total capacity surplus of 145 units. The remaining sites are also adequate to accommodate a surplus of low and very low-income units (413) and moderate-income units (221), and such sites are also adequate to accommodate the City's remaining unmet above moderate-income RHNA. Due to this surplus, the overall residential capacity on sites identified in the Housing Element will still be sufficient to accommodate the City's total remaining unmet RHNA if the proposed project is approved. The required No Net Loss findings can be made and are included in Resolution No. 6058-23.

INCORPORATION OF FACTS AND FINDINGS SET FORTH IN STAFF REPORT

In addition to the foregoing, the Planning Commission incorporates herein by this reference, the facts and findings set forth in the staff report.

BE IT FURTHER RESOLVED that the Planning Commission does conclude:

1. The Site Plan and Vesting Tentative Parcel Map possess characteristics that would justify the request in accordance with Municipal Code Section No. 9.60.020 (Review of Housing Development Projects) and Section 9.40.060 (Tentative Maps).

2. In order to fulfill the purpose and intent of the Municipal Code and thereby promote the health, safety, and general welfare, the attached Conditions of Approval (Exhibit "A") shall apply to Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206.

Adopted this 16th day of February 2023

ATTEST:

/s/ JOHN RAMIREZ
CHAIR

/s/ JUDITH MOORE
RECORDING SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, JUDITH MOORE, Secretary of the City of Garden Grove Planning Commission, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission of the City of Garden Grove, California, at a meeting held on February 16, 2023, by the following vote:

AYES:	COMMISSIONERS:	(5)	ARESTEGUI, CUNNINGHAM, LINDSAY, PEREZ, RAMIREZ
NOES:	COMMISSIONERS:	(0)	NONE
ABSENT:	COMMISSIONERS:	(1)	LEHMAN

/s/ JUDITH MOORE
RECORDING SECRETARY

PLEASE NOTE: Any request for court review of this decision must be filed within 90 days of the date this decision was final (See Code of Civil Procedure Section 1094.6).

A decision becomes final if it is not timely appealed to the City Council. Appeal deadline is March 9, 2023.

EXHIBIT "A"

Site Plan No. SP-120-2023

Vesting Tentative Parcel Map No. PM-2021-206

12233, 12235, 12237, and 12239 Choisser Road

CONDITIONS OF APPROVAL

General Conditions

1. The applicant and each owner of the property shall execute, and the applicant shall record a "Notice of Agreement with Conditions of Approval and Discretionary Permit of Approval," as prepared by the City Attorney's Office, on the property. Proof of such recordation is required prior to issuance of building permits.

2. All Conditions of Approval set forth herein shall be binding on and enforceable against each of the following, and whenever used herein, the term "applicant" shall mean and refer to each of the following: the project applicant, owner and developer of the project, Investel Garden Resorts, LLC, and the future owner(s) and tenants(s) of the property, and each of their respective successors and assigns. All conditions of approval are required to be adhered to for the life of the project, regardless of property ownership. Except for minor modifications authorized to be approved by the Community and Economic Development Director pursuant to Condition No. 4, any changes of the Conditions of Approval require approval by the appropriate City hearing body.

3. Site Plan No. SP-120-2023 only authorizes construction of a six-story, 53 unit-residential apartment complex, which includes six (6) affordable housing units, five (5) units designated for "Very Low-Income" Households, and one (1) unit designated for "Low-Income" households, on four (4) vacant lots with a combined lot area of 28,793 square feet (0.66 acres) located on the west side of Choisser Road and north of Twintree Lane at 12233, 12235, 12237, and 12239 Choisser Road (APN: 231-491-12, 231-491-13, 231-491-14, and 231-491-15), as depicted on the plans submitted by the applicant and made part of the record of the February 16, 2023, Planning Commission proceedings. Approval of this Site Plan shall not be construed to mean any waiver of applicable and appropriate zoning and other regulations; and wherein not otherwise specified, all requirements of the City of Garden Grove Municipal Code shall apply.

4. The approved site plan and floor plan are an integral part of the decision approving this Site Plan. There shall be no additional changes in the design of the site plan and floor plan without the approval of the City. Minor modifications to the Site Plan and/or these Conditions of Approval, which do

not materially change the scope or intensity of the project and which will not result in impacts that have not previously been addressed, may be approved by the Community and Economic Development Director, in his or her discretion. Proposed modifications to the project and/or these Conditions of Approval determined by the Community and Economic Development Director not to be minor in nature shall be subject to approval of new and/or amended land use entitlements by the applicable City hearing body.

5. All conditions of approval shall be implemented at the applicant's expense, except where specified in the individual condition.

Public Works Engineering Division

Project Design

6. A geotechnical study prepared by a registered geotechnical engineer is required. The report shall analyze the liquefaction potential of the site and make recommendations. The report shall analyze sub-surface issues related to the past uses of the site, including sub-surface tanks and basement and septic facilities. Any soil or groundwater contamination shall be remediated prior to the issuance of a building permit per the requirements of the Orange County Health Department and the mitigation requirements of governing regulatory requirements. The report shall make recommendations for foundations and pavement structural section design of interior streets and parking spaces. The report shall also test and analyze soil conditions for LID (Low Impact Development) principles and the implementation of water quality for storm water runoff, including potential infiltration alternatives, soil compaction, saturation, permeability and groundwater levels.

7. Prior to the issuance of any grading or building permits, the applicant shall submit to the City for review and approval a final design Water Quality Management Plan that:

   a. Addresses required mitigation Site Design Best Management Practices (BMPs) based upon the latest Santa Ana Regional Water Quality Control Board (SARWQCB) Drainage Area Management Plan (DAMP) as identified in the geotechnical report recommendations and findings, including, but not limited to, infiltration minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced or "zero discharge" areas, and conserving natural areas as required by the latest adopted County of Orange Technical Guidance Document (TGD).

   b. BMP's shall be sized per the requirements of the latest Technical Guidance Documents.

c. Incorporates the applicable Routine Source Control BMPs as defined in the DAMP.

d. Incorporates structural and Treatment Control BMPs as defined in the DAMP.

e. Generally describes the long-term operation and maintenance requirements for the Treatment Control BMPs.

f. Identifies the entity that will be responsible for long-term operation and maintenance of the Treatment Control BMPs.

g. Describes the mechanism for funding the long-term operation and maintenance of the Treatment Control BMPs.

h. Provides a hydrological analysis with scaled map as well as hydrologic and hydraulic calculations to size storm drains per the Orange County RDMD standards.

8. Parkway culverts shall be designed per City of Garden Grove Standard Plan B-209. Storm drain lateral pipe connections to City maintained storm drains within City right of way shall be RCP with a minimum diameter of 18-inches.

9. Grading plans prepared by a registered Civil Engineer are required. As required under Section 107 of the California Building Code (CBC), the grading plan shall be based on a current survey of the site, including a boundary survey, topography on adjacent properties up to 30' outside the boundary, and designed to preclude cross-lot drainage. Minimum grades shall be 0.50% for concrete flow lines and 1.25% for asphalt. The grading plan shall also include water and sewer improvements. The grading plan shall include a coordinated utility plan showing all existing utility facilities, easements and proposed utility facilities. All on-site improvements shall be tied by horizontal dimensional control to the property boundary as established by survey. A minimum uninterrupted 20-foot wide throat access to the site is required from the street for the multi residential projects and shall meet the requirements of the California Fire Code throughout the site. Vehicle maneuvering, as demonstrated by Auto Turn along private streets and access ways, shall be demonstrated on the grading plan. Street improvement plans shall conform to all format and design requirements of the City Standard Drawings & Specifications.

10. All vehicular access drives to the site shall be provided in locations approved by the City Traffic Engineer. (Policies and Procedures – TE-17)

11. The applicant shall coordinate with Planning Services Division and Orange County Fire Authority to identify proper emergency vehicle access to the site and shall provide the Engineering Division a copy of the approval letters upon first submittal of the grading and street improvement plans.

12. The applicant shall complete the following for the parcel map:

    a. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control System established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    b. Prior to recordation of a final parcel or tract map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18. The surveyor/engineer shall submit record information to the City on Auto Cad DWG format.

    c. Prior to issuance of a grading permit, the applicant shall submit to the Planning Services Division an updated title report along with copies of the recorded instruments listed in the title report, reference maps used to prepare legal description and the plat for review and approval of the parcel map.

    d. All subdivision mapping shall be concurrently reviewed by the City Engineering Division and the County of Orange Survey Department. The applicant shall forward all plan check comments received from the County of Orange Survey Department to the City of Garden Grove's Engineering Division upon receipt from the county.

13. Any new drive approaches to the site shall be constructed in accordance with Garden Grove Standard B-121 as they conform to land use and roadway designation.

14. The grading plan shall depict an accessibility route for the ADA pathway in conformance with the requirements of the Department of Justice standards, latest edition and section 1110A of the California Building Code.

15. All trash container areas shall meet the following requirements per City of Garden Grove Standard B-502 and State mandated commercial organic

recycling law-AB 1826, including any other applicable State recycling laws related to refuse, recyclables, and/or organics:

a. Paved with an impervious surface, designed not to allow run-on mixing of drainage from adjoining areas, designed to divert drainage from adjoining roofs and pavements to be directed around the area for trash roll out, and screened or walled to prevent off-site transport of trash by water or wind.

b. Provide solid roof or awning to prevent direct precipitation into the enclosure.

c. Connection of trash area drains to the municipal storm drain system is prohibited. Drainage from the enclosure may be directed to a conforming grease or contaminant interceptor.

d. Potential conflicts with fire code access requirements and garbage pickup routing for access activities shall be considered in implementation of design and source control. See CASQA Storm Water Handbook Section 3.2.9 and BMP Fact Sheet SD-32 for additional information.

e. The trash enclosure and containers shall be located to allow pick-up and maneuvering, including turnarounds, in the area of enclosures, and concrete aprons for roll-out areas.

f. Pursuant to state mandated commercial organic recycling law-AB 1826, the applicant is required to coordinate storage and removal of the organics waste with local recycling/trash company.

g. Pursuant to applicable state mandated laws, the applicant is required to contact and coordinate with the operations manager of the local recycling/trash company (Republic Services, 800-700-8610) to ensure the trash enclosure includes the appropriate size and number of containers for the disposal of items such as, but may not limited to, municipal solid waste (MSW), recyclables, and organic green waste.

h. Based on the amount of waste disposed, per week, the applicant shall coordinate with the local recycling/trash company to ensure the adequate frequency of trash pick-up is serviced to the site for municipal solid waste (MSW), recyclables, and organic green waste, including any other type of waste.

i. The applicant shall ensure large bulk items, intended for coordinated and scheduled pick-up by the local recycling/trash company, are not placed in areas that encroach into drive aisles, parking spaces, pedestrian pathways, or areas in the front of the property including areas public right-of-way

(e.g., street, sidewalk), during and after construction. Any large bulk items shall be out of public vantage points.

j. The requirements for the trash enclosure and design criteria are bound and coordinated with the Water Quality Management Plan (WQMP), when required, as depicted on the project grading plan, which shall be incorporated into the WQMP by narrative description, exhibits and an Operation and Maintenance Plan (O&M).

16. Any new or required block walls and/or retaining walls shall be shown on the grading plans, both in plan-view and cross sections. Cross sections shall show vertical and horizontal relations of improvements (existing and proposed) on both sides of property lines. Required wall heights shall be measured vertically from the highest adjacent finished grade. Block walls shall be designed in accordance to City of Garden Grove Standard B-504, B-505, B-506 & B-508 or designed by a professional registered engineer. In addition, the following shall apply:

a. Any block walls shall be decorative and utilize stucco finish, slump stone or split-face block, and shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.

b. Openings for drainage through walls shall be shown in section details and approved by the City Engineer. Cross-lot drainage is not allowed.

17. The applicant shall remove any existing substandard driveway approaches, curbs, sidewalks, ADA ramps, pavement sections, tree well and landscaping, and construct Choisser Road frontage improvements as identified below. All landscape, irrigation, sidewalk, and lighting improvements installed within the public rights-of-way shall be maintained by the applicant and shall require the approval of the City Engineer, Street Division, and Planning Division.

a. Existing substandard driveways fronting the project site on the west side of Choisser Road shall be removed and replaced with new curb, gutter, landscape, and sidewalk per City standards and specifications.

b. The new driveway approach to the site on Choisser Road shall be constructed in accordance with Garden Grove Standard B-121.

c. The applicant shall install red curb near driveway approach and easterly curb on Choisser Road per approved site plan SP-120-2023.

d. The applicant shall remove the existing improvements fronting the project on Choisser Road and construct new 5'-3" wide sidewalk panels in

accordance with City of Garden Grove Standard B-105. The owner/contractor shall verify the placement limits of sidewalk concrete panels with public works inspector prior to start of construction.

e. Construct curb and gutter when replacing any existing driveway approach along the property frontage on Choisser Road in accordance with City Standard Plan B-114.

f. The applicant shall remove and replace the street pavement fronting the project on Choisser Road from the edge of easterly gutter to the edge of the westerly gutter per City of Garden Grove standard plan B-104.

g. The applicant shall locate all existing public utilities across the property frontage and within the property boundary of the project prior to commencement of grading operation and mobilization.

h. The applicant shall coordinate with the Planning Services Division and Public Works Street Division before placing any type of tree within public right of way and proposed landscape area.

i. Street signs shall be installed as required and approved by the City Traffic Engineer.

18. Any proposed new landscaping in public right-of-way shall be approved by the Planning Services Division and maintained by the owner for the life of the project.

19. Driveway widths shall be in accordance with City's Traffic Engineering Policy TE-8 (Driveway Opening Policy).

20. Sight Distance Standards shall be in accordance with City's Traffic Engineering Policy TE-13. All structures and walls shall be designed to ensure proper vision clearance for cars entering or leaving the driveway and parking areas. No structure, wall or fence shall cause an exceedance of the applicable site distance standards set forth in City Traffic Engineering Policy TE 13.

21. The Site Plan shall comply with the completed Development Review and Comment Sheet prepared pursuant to City's Traffic Engineering Policy TE-17 and provided to the applicant.

22. Private Property Tow Away Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-19.

23. No Parking Fire Lane Sign Design shall be in accordance with City's Traffic Policy & Procedures TE-20.

24. Parking lot layout shall be in accordance with City Standard B-311 & B-312.

25. Off-street parking requirements for residential uses shall be in accordance with the City of Garden Grove's Traffic Engineering Policy TE-17.

26. A minimum five-foot-by-five-foot-wide maneuvering area shall be provided at the end of a dead-end parking aisle and shall consist of a ten-foot-by-nineteen-foot-wide turnaround space.

Permit Issuance

27. The applicant shall be subject to Traffic Mitigation Fees (Garden Grove City Council Resolution 9401-16), In-Lieu Park Fees, Drainage Facilities Fees, Water Assessment Fees, and other applicable mitigation fees identified in Chapter 9.44 of the Garden Grove Municipal Code, along with all other applicable fees duly adopted by the City.

28. A separate street permit is required for work performed within the public right-of-way.

29. The applicant shall identify a temporary parking site(s) for construction crew and construction trailers office staff prior to issuance of a grading permit. No construction parking is allowed on local streets. Construction vehicles should be parked off traveled roadways in a designated parking area. Parking areas, whether on-site or off-site, shall be included and covered by the erosion control plans.

30. Prior to issuance of a grading permit, the applicant shall submit and obtain approval of a work-site traffic control plan for all the proposed improvements within public right-of-way, which shall be subject to the review and approval of the City Traffic Engineer.

31. In accordance to City of Garden Grove Municipal Code (Chapter 9.48.030), the applicant is required to underground all existing and proposed on-site and off-site utility facilities fronting the project which the developer is developing or redeveloping. All existing improvements and utilities shall be shown as part of the grading submittal package in the topography section. In accordance to City of Garden Grove Municipal Code (9.48.050), the applicant may elect to pay the City an in-lieu fee to offset the developer's fair share of the costs of undergrounding the off-site utilities.

Project Construction/Operation

32. The applicant shall coordinate with City's Public Works Department (engineering, water services and streets division) and setup appointments for preconstruction inspections for all the on-site and off-site improvements prior to commencement of grading operation and mobilization.

33. In accordance with the Orange County Storm Water Program manual, the applicant and/or its contractors shall provide dumpsters on-site during construction unless an Encroachment Permit is obtained for placement in street.

34. The applicant and its contractors shall be responsible for protecting all existing horizontal and vertical survey controls, monuments, ties (centerline and corner) and benchmarks located within the limits of the project. If any of the above require removal; relocation or resetting, the applicant and its contractors shall, prior to any construction work, and under the supervision of a California licensed Land Surveyor, establish sufficient temporary ties and benchmarks to enable the points to be reset after completion of construction. Any ties, monuments and bench marks disturbed during construction shall be reset per Orange County Surveyor Standards after construction. Applicant and its contractors shall also re-set the tie monuments where curb or curb ramps are removed and replaced or new ramps are installed. The applicant and its contractors shall be liable for, at their expense, any resurvey required due to his negligence in protecting existing ties, monuments, benchmarks or any such horizontal and vertical controls. Temporary Benchmarks shall not be used for Vertical control. Benchmarks shall be to the National Geodetic Vertical Datum (NGVD).

35. Heavy construction truck traffic and hauling trips, and any required lane closures shall occur outside peak travel periods. Peak travel periods are considered to be from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

36. Prior to grading or building permit closeout and/or the issuance of a certificate of use or a certificate of occupancy, the applicant shall:

    a. Demonstrate that all structural best management practices (BMPs) described in the Project WQMP have been constructed and installed in conformance with approved plans and specifications.

    b. Demonstrate that the applicant is prepared to implement and maintain all non-structural BMPs described in the Project WQMP.

    c. Demonstrate that an adequate number of copies of the approved Project WQMP are available on-site.

d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

Public Works Water Services Division

37. New water service installations 2" and smaller, shall be installed by the City of Garden Grove at owner's/developer's expense, unless otherwise approved. Installation shall be scheduled upon payment of applicable fees, unless otherwise noted. Fire services and larger water services 3" and larger, shall be installed by developer/owner's contractor per City Standards.

38. Water meters shall be located within the City right-of-way. Fire services and large water services 3" and larger, shall be installed by contractor with Class A or C-34 license, per City water standards and inspected by approved Public Works inspection.

39. A Reduced Pressure Principle Device (RPPD) backflow prevention device shall be installed for meter protection. The landscape system shall also have RPPD device. Installation shall be per City Standards and shall be tested by a certified backflow device tester immediately after installation. Cross-connection inspector shall be notified for inspection after the installation is completed. Owner shall have RPPD device tested once a year thereafter by a certified backflow device tester and the test results to be submitted to Public Works, Water Services Division. Property owner must open a water account upon installation of RPPD device.

40. It shall be the responsibility of owner/developer to abandon any existing private water well(s) per Orange County Health Department requirements. Abandonment(s) shall be inspected by Orange County Health Department inspector after permits have been obtained.

41. A composite utility site plan shall be part of the water plan approval.

42. There shall be a minimum 15-foot clearance of building footings from water main. Clearances less than 15 feet shall be reviewed and approved by Water Engineering.

43. New utilities shall have a minimum 5-foot horizontal and a minimum 1-foot vertical clearance from water main and appurtenances.

44. There shall be a minimum clearance from sewer main and water main of 10 feet from outside-of-pipe to outside-of-pipe.

45. Any new or existing water valve located within new concrete driveway or sidewalk construction shall be reconstructed per City Standard B-753.

46. Any existing meter and service shall be abandoned at the water main per City standard.

47. Existing 6" water main in Choisser Rd is a dead end main. Per calculations submitted by the engineer for the project on March 24, 2022, the anticipated demand for the development is 230 gpm for domestic water and 400 gpm for fire water. A fire pump is being proposed. Given the proposed demand and the proposed fire system design, the development may connect to the exiting 6" water main. Should any changes occur, it is the responsibility of the developer and his engineer to propose alternate solutions such to provide adequate fire flow for the project.

48. Fire service shall have above-ground backflow device with a double-check valve assembly. Device shall be tested immediately after installation and once a year thereafter by a certified backflow device tester and the results to be submitted to Public Works, Water Services Division. Device shall be on private property and is the responsibility of the property owner. The above-ground assembly shall be screened from public view as required by the Planning Division.

49. Water meters and boxes shall be installed by City forces upon payment of applicable fees and after new water system (including water services) pass all bacteriological and pressure tests.

50. No permanent structures, trees or deep-rooted plants shall be placed over sewer main or water main.

51. Location and number of fire hydrants shall be as required by Water Services Division and the Orange County Fire Authority (OCFA).

52. Owner shall install new sewer lateral with clean out at right-of-way line. Lateral in public right-of-way shall be 6 inch minimum diameter, extra strength VCP with wedgelock joints.

53. Contractor shall abandon any existing unused sewer lateral(s) at street right-of-way on the property owner's side. The sewer pipe shall be capped with an expansion sewer plug and encased in concrete. Only one sewer connection per lot is allowed, unless otherwise approved.

Orange County Fire Authority

54. The applicant shall comply with all applicable Orange County Fire Authority (OCFA) requirements, including but not limited to the Fire Master Plan.

55. The applicant shall construct and maintain a fire turnaround area on Choisser Road to the satisfaction of the City Engineer.

56. The applicant shall obtain approval for red curbing from the City's Traffic Engineer.

Building and Safety Division

57. All work shall comply with the applicable edition of the California (CA) Building Standards Code (CBC).

58. A soils report per the latest edition of CBC Chapter 18 is required and shall be submitted at time of building permit application.

59. The number of Electric Vehicle (EV) Capable, EV Ready and EV chargers shall comply with CA Green Building Standards Code.

60. Building accessibility shall comply with CBC Chapter 11A and public use areas shall comply with CBC Chapter 11B.

61. Fire-rated constructions shall comply with the latest edition of the CBC Chapter 7.

62. Minimum sound attenuation rating of STC 52 shall be provided between units.

Planning Services Division

63. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:

64. The applicant shall submit detailed plans showing the proposed location of utilities and mechanical equipment to the Community and Economic Development Department, Planning Services Division for review and approval prior to submitting plans into the Building and Safety Division Plan Check process. The project shall also be subject to the following:

    a. Pursuant to Condition No. 31 and Chapter 9.48 of the Garden Grove Municipal Code, all on-site and off-site utilities (off-site refers to the

areas within public right-of-way to the center-line of the streets adjacent to the subject property) within the perimeter of the site and to the center-line of the adjacent streets shall be installed or relocated underground.

b. All above-ground utility equipment (e.g. electrical, gas, telephone, cable TV) shall not be located in the street setback, within the common areas, or any parking areas, and shall be screened by densely planted and maintained landscaped hedges or a fence or wall. Ground-mounted equipment shall not exceed the maximum allowable height for a wall, fence, or hedge.

c. Clinging vines shall be installed within the landscape planters along the perimeter block walls to deter graffiti.

d. Roof-mounted mechanical equipment shall be screened by parapet walls, rooftop architectural features such as a tower equal to the height of the equipment, or low walls surrounding the equipment and shall be painted to match the color of the building materials.

e. No exterior piping, plumbing, or mechanical ductwork shall be permitted on any exterior façade and/or be visible from any public right-of-way or adjoining property. Roof rain gutters are permitted. The rain gutters shall follow the natural architecture lines of the building.

65. The applicant shall submit a complete and detailed landscaping plan with irrigation systems included for review and approval by the Community and Economic Development Department prior to the issuance of a building permit. Drought tolerant plantings are encouraged. The landscape plan shall include the type (both common and botanical names), size, location, and quantity of all proposed plant material. All landscaping shall be consistent with the landscape requirements of Title 9 of the Municipal Code. The developer shall submit a complete landscape plan governing the entire development. The landscape irrigation plans shall include type, size, location and quantity of all plant material. The landscape plan shall include irrigation plans and staking and planting specifications. All landscape irrigation shall comply with the City's Landscape Ordinance and associated Water Efficiency Guidelines. The landscape plan is also subject to the following:

a. A complete, permanent, automatic remote control irrigation system shall be provided for all landscaping areas shown on the plan. The sprinklers shall be of drip or micro-spray system sprinkler heads for water conservation.

b. Forty percent of the trees on the site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons. These trees shall be incorporated into the landscaped frontages

of all streets. Where clinging vines are considered for covering walls, Boston Ivy shall be used.

c. The applicant or the property owner shall be responsible for installing and maintaining the landscaping.

d. No trees shall be planted closer than five feet (5'-0") from any public right-of-way. Trees planted within ten feet (10'-0") of any public right-of-way shall be planted in a root barrier shield. All landscaping along street frontages adjacent to driveways shall be of the low-height variety to ensure safe sight clearance. All trees planted on the subject property, whether for screening the project from the neighboring lots or for aesthetic or selling/marketing purposes, shall have an irrigation system installed in order maintain the trees.

e. All trees shall be double-staked in accordance with City standards.

f. All landscape areas, including the areas located within the public rights-of-ways along Choisser Road that abuts the subject property, are the responsibility of the applicant/property owner(s).

g. Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

h. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30% of the groundcover area shall have the mulch substitute.

i. Groundcover plants shall be planted at a density and spacing necessary for them to become well established and provide surface coverage within 18 months of planting.

j. The landscape plan shall incorporate and maintain for the life of the project those means and methods to address water run-off also identified as Low Impact Development provisions, which address water run-off. This is to also to be inclusive of any application of Water Quality Management Plans (WQMP), Drainage Area Management Plans (DAMP) and any other water conservation measures applicable to this type of development.

k. At the time of irrigation installation, the irrigation system shall comply with all applicable provisions of the City's Water Conservation Ordinance, the City's Municipal Code landscape provisions, and all applicable state regulations.

l. All above-ground utilities (e.g. water backflow devices, electrical transformers, irrigation equipment) shall be shown on the landscaping plan in order to ensure landscape screening will be provided.

66. The common recreation area improvements shall be reviewed and approved by the Community and Economic Development Department, Planning Services Division prior to issuance of building permits for compliance with applicable standards. The improvements to the outdoor roof deck shall include at a minimum, porcelain tile pavers on pedestal system, raised planters, fire pits/fire tables, tables, chairs, patio and lounge furniture, barbeque grills, benches, and landscaping. All interior recreation areas shall incorporate the appropriate indoor furniture and amenities for the proposed use of the room. The indoor gym shall incorporate exercise equipment or similar equipment, and the lounge area shall be furnished with chairs, sofas, and coffee tables or other similar furniture. Lighting in the common recreation areas shall be provided at a maximum one-foot light candle during the hours of darkness, and shall be restricted to low decorative type wall-mounted lights or ground lighting systems.

67. Hours and days of construction and grading shall be as set forth in the City of Garden Grove Municipal Code Chapter 8.47 as adopted, except that:

a. Monday through Friday – not before 7:00 a.m. and not after 5:00 p.m.

b. Saturday – not before 8:00 a.m. and not after 5:00 p.m. All construction activity on Saturday shall be limited to interior construction only.

c. Sunday and Federal Holidays – no construction shall occur.

68. Construction activities shall adhere to SCAQMD Rule 403 (Fugitive Dust) that includes dust minimization measures, the use of electricity from power poles rather than diesel or gasoline powered generators, and the use methanol, natural gas, propane or butane vehicles instead of gasoline or diesel powered equipment, where feasible. Also, use of solar, low emission water heaters, and low sodium parking lot lights, shall be required to ensure compliance with Title 24.

69. All lighting structures shall be placed so as to confine direct rays to the subject property. All exterior lights shall be reviewed and approved by the Planning Services Division. Lighting adjacent to residential properties shall be restricted to low decorative type wall-mounted lights, or a ground lighting system. Lighting shall be provided throughout all private drive aisles and entrances to the development per City standards for street lighting. Lighting in the common areas shall be directed, positioned, or shielded in such manner so as not to unreasonably illuminate the window area of nearby residences.

70. The main drive aisle serves the entire project for vehicular circulation. The applicant shall utilize effective signage, and/or other acceptable means (i.e., a painted/marked red fire lane), to communicate to residents and guests that there shall be no parking anywhere within the drive aisle, except for within the designated guest parking spaces. Additionally, applicant shall ensure and enforce lease or other restrictions providing that there will be no long term parking of vehicles in the guest parking spaces and that guest parking spaces shall not be reserved for any particular units.

71. The applicant/property owner shall abate all graffiti vandalism within the premises. The property owner shall implement best management practices to prevent and abate graffiti vandalism within the premises throughout the life of the project, including, but not limited to, timely removal of all graffiti, the use of graffiti resistant coatings and surfaces, the installation of vegetation screening of frequent graffiti sites, and the installation of signage, lighting, and/or security cameras, as necessary. Graffiti shall be removed/eliminated by the property owner as soon as reasonably possible after it is discovered, but not later than 72 hours after discovery.

72. There shall be no deliveries from or to the premises before 7:00 a.m. and after 10:00 p.m., seven days a week.

73. Storage of boats, recreational vehicles, or commercial vehicles on the property shall be prohibited. The applicant/property owner shall ensure that this condition is complied with at all times by tenants of the units and shall include notice of this requirement in all lease agreements.

74. All new block walls, and/or retaining wall(s), including existing block walls to remain, if any, shall be shown on the grading plans. Block walls shall be developed to City Standards or designed by a Registered Engineer and shall be measured from on-site finished grade. The applicant shall provide the following:

    a. The project shall maintain perimeter block walls with a minimum height six (6'-00") feet to a maximum height of seven (7'-00") feet, as measured from highest point of the on-site finished grade along the east and north property lines.

    b. All existing block walls that will remain shall be modified, as necessary, to comply with the minimum block wall height requirement. The type, texture, and color of the block wall shall match any existing block wall that will remain.

    c. All block walls shall comply with the requirements of the Chapter 9.18 of the Municipal Code. Where allowed, no walls greater than 36-inches

(3'-00") in height shall be constructed within the driveway vision clearance area of the project's entrance.

d. The applicant shall work with the existing property owners along the project perimeter in designing, constructing, and maintaining the required perimeter block walls. This requirement is to avoid having double walls and to minimize any impact that it might cause to the existing landscaping on the neighbor's side as much as possible. The perimeter block wall shall be constructed and situated entirely within the subject property. In the event that the applicant cannot obtain approval from the property owners, the applicant shall construct the new wall with a decorative cap to be placed between the new and existing walls. In the event the location of a new wall adjacent to an existing wall or fence has the potential to affect the landscape planter, then the applicant shall work with City Staff to address this situation. The Community and Economic Development Director shall be authorized to approve minor alterations the size and/or location of the landscape planter to accommodate the placement of such wall.

75. All recreation areas, landscaping along the interior project street and entryway, landscaped areas, and any landscaping within the public right-of-way shall be maintained for the life of the project.

76. The passive common recreation area, as identified on the approved site plan, shall include, at a minimum, outdoor benches, pedestrian integral colored concrete for the pathway, and landscaping.

77. During construction, if paleontological or archaeological resources are found, all attempts will be made to preserve in place or leave in an undisturbed state in compliance with applicable law. In the event that fossil specimens or cultural resources are encountered on the site during construction and cannot be preserved in place, the applicant shall contact and retain, at applicant's expense, a qualified paleontologist or archaeologist, as applicable, acceptable to the City to evaluate and determine appropriate treatment for the specimen or resource, and work in the vicinity of the discovery shall halt until appropriate assessment and treatment of the specimen or resource is determined by the paleontologist or archeologist (work can continue elsewhere on the project site). Any mitigation, monitoring, collection, and specimen/resource treatment measures recommended by the paleontologist/archaeologist shall be implemented by the applicant at its own cost.

78. The applicant shall comply with the Migratory Bird Treaty Act (MBTA), and Sections 3503, 3503.5 and 3515 of the California Fish and Game regulations, which require the protection of active nests of all bird species, prior to the removal of any on-site landscaping, including the removal of existing trees.

79. Prior to the finalization of working drawings for Planning Services Division, Engineering Division, and Building and Safety Division Plan Check, the applicant shall submit to the Community and Economic Development Department detailed and dimensioned plot plans, floor plans, exterior elevations, and landscape plans which reflect the Conditions of Approval. The plans shall indicate cross-sections of all streets within the development, landscape materials, wall materials, and building materials proposed for the project.

80. Building color and material samples shall be submitted to the Planning Services Division for review and approval to ensure compliance with the color and material samples provided and presented at the meeting prior to issuance of building permits. The building shall incorporate all the architectural detailing identified on the plans presented at the meeting at which Site Plan No. SP-120-2023 was approved.

81. The project shall provide a separate trash room for the residential use with a trash shoot that serves each of the residential floors. The trash bins shall be kept inside the trash room at all times, except during disposal and pick-up. The property owner shall provide sufficient trash bins and pick-up to accommodate the site.

82. Prior to the issuance of grading permits, a temporary project identification sign shall be erected on the site in a secure and visible manner. The sign shall be conspicuously posted at the site and remain in place until occupancy of the project. The sign shall include the name and address of the development, and the developer's name, address, and a 24-hour emergency telephone number.

83. Litter shall be removed daily from the project site, including adjacent public sidewalks and all parking areas under the control of the applicant. The areas shall be swept or cleaned, either mechanically or manually, on a weekly basis, to control debris.

84. There shall be no parking allowed along any drive-aisle, except within the designated parking areas. All curbs not designated as parking areas shall be painted red. The applicant shall post "No Parking" signs along the drive aisle.

85. Each residence shall be utilized as one (1) dwelling unit. No portion of any residence shall be utilized or rented as a separate dwelling unit.

86. All balconies shall remain open and shall not be enclosed at any time. There shall be no storage allowed in the balconies at any time.

87. The maintenance of the drive aisles, storm drains, sewer system, and open space areas is the responsibility of the applicant and property owner, including the active and passive recreation and landscape areas.

88. Each unit shall be provided with an air conditioning condensing unit and/or system so that there are no wall-mounted, or window mounted units. If units are located on the roof, an architectural design of the roof areas shall be done to effectively screen such units from adjacent properties and the public right-of-way.

89. Mailboxes shall be provided and installed by the applicant. The local postmaster shall approve the design and location.

90. Each unit shall have phone jacks and cable-TV outlets in all rooms, except in the hallways and bathrooms.

91. Each unit shall be provided with washer and dryer hook-ups.

92. At applicant's request, applicant has been granted State Density Bonus allowances for an increase in density, reduced parking, and the following two (2) concessions and six (6) waivers from applicable development standards: (1) a concession to deviate from Section 9.18.110.030.D of the Municipal Code to allow the first habitable floor to be located on the second floor; (2) a concession to allow fewer parking spaces (58) than the maximum number of parking spaces (70) the City is otherwise permitted to require pursuant to the State Density Bonus Law; (3) a waiver to allow the building to be constructed within the 45-degree encroachment plane required for Mixed-Use zoned properties abutting Residentially-Zoned lots along the side yard setback; (4) a waiver to deviate from the requirement to provide a separate storage space for each unit; (5) a waiver to deviate from the requirement to provide at least 300 square feet of open space, recreation, and leisure are per unit; (6) a waiver to deviate from the requirement to provide at least 90 square feet of private open space per unit; (7) a waiver to deviate from the requirement to provide passive recreation areas with minimum dimensions of 10 feet in width and 30 feet in length; and (8) a waiver to deviate from the minimum parking space length, from 19 feet to 18 feet in exchange for the applicant's agreement to reserve five (5) dwelling units in the project for occupancy by very low-income households. In addition, pursuant to paragraph (3) of subdivision (c) of Government Code Section 65915 and paragraph (2) of subdivision (d) of Government Code Section 66300, the applicant is required to replace three (3) very-low income "protected units" and one (1) low-income "protected unit" that were demolished in the five (5) year period preceding the application date. To comply with the provisions of Government Code Sections 65915 and 66300, the applicant has offered to, and shall reserve at least five (5) dwelling units containing an aggregate of no less than nine (9) bedrooms in the project for occupancy by very low-income households and at least one (1) dwelling unit containing an aggregate of no less than three (3) bedrooms in the project for occupancy by lower-income households for a period of 55 years commencing with the issuance of the certificate of occupancy for the project. The applicant shall at all times during the term of the affordability period comply with the requirement to lease the target units to very low-income and low-income

households at an affordable rent as required by the Garden Grove Municipal Code and State Law. Pursuant to State law, the Garden Grove Municipal Code, and the City's Density Bonus Agreement Guidelines, the record owner or owners of the subject property shall enter into an affordable housing regulatory agreement with the City, which satisfies the criteria set forth in subdivision (c) of Government Code Section 65915 and Garden Grove Municipal Code Section 9.60.050. The regulatory agreement shall be prepared by the City at the applicant/owner's expense, and the applicant and/or owner shall reimburse the City for the actual fees and costs charged for the services of attorneys and/or other professional third-party consultants engaged by the City to provide consultation, advice, analysis, and/or review and/or preparation of documents in connection with preparation of the regulatory agreement, review of the initial marketing plan and management plan required as part of the regulatory agreement, review of annual compliance reports submitted by the owner pursuant to the regulatory agreement, and inspections and audits provided for in the regulatory agreement. Prior to preparation of the regulatory agreement, applicant and/or property owner shall execute a reimbursement agreement with the City, in a form approved by the City Attorney, and provide a deposit to the City in an amount sufficient to cover the estimated professional fees and costs to be incurred by the City, as determined by the Department Director, in his or her reasonable discretion. The regulatory agreement shall be approved by the City and recorded prior to final map approval. The regulatory agreement shall remain a senior, non-subordinate covenant and as an encumbrance running with the land for the full term thereof. In no event shall the regulatory agreement be made junior or subordinate to any deed of trust or other documents providing financing for the construction or operation of the project, or any other lien or encumbrance whatsoever for the entire term of the required covenants. The applicant understands and agrees that the provisions of Garden Grove Municipal Code Section 9.60.050 pertaining to affordable housing regulatory agreements in effect on the date of City approval of Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 apply.

93. Final Vesting Tentative Parcel Map No PM-2021-206 shall be approved by the City and recorded by the applicant prior to issuance of building permits for the proposed development.

94. A copy of the resolution approving Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206, including these Conditions of Approval, shall be kept on the premises at all times.

95. The applicant shall submit a signed letter acknowledging receipt of the decision approving Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 and its agreement with all conditions of the approval.

96. The applicant shall, as a condition of Project approval, at its sole expense, defend, indemnify and hold harmless the City, its officers, employees, agents

and consultants from any claim, action, or proceeding against the City, its officers, agents, employees and/or consultants, which action seeks to set aside, void, annul or otherwise challenge any approval by the City Council, Planning Commission, or other City decision-making body, or City staff action concerning Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206. The applicant shall pay the City's defense costs, including attorney fees and all other litigation related expenses, and shall reimburse the City for court costs, which the City may be required to pay as a result of such defense. The applicant shall further pay any adverse financial award, which may issue against the City including but not limited to any award of attorney fees to a party challenging such project approval. The City shall retain the right to select its counsel of choice in any action referred to herein.

97. In accordance with Garden Grove Municipal Code Sections 9.32.160 and 9.40.070.A, respectively, the rights granted pursuant to Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 shall be valid for a period of two years from the effective date of this approval. Unless a time extension is granted pursuant to Section 9.32.030.D.9 of the Municipal Code, the rights conferred by Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 shall become null and void if the subject development and construction necessary and incidental thereto is not commenced within two (2) years of the expiration of the appeal period and thereafter diligently advanced until completion of the project. In the event construction of the project is commenced but not diligently advanced until completion, the rights granted pursuant to Site Plan No. SP-120-2023 and Vesting Tentative Parcel Map No. PM-2021-206 shall expire if the building permits for the project expire.

98. The applicant shall submit for review and approval of the Community and Economic Development Director a management plan for the project that includes specific details about leasing, on-site parking rules, and maintenance of the site.

ABBREVIATIONS

°	DEGREE	LAM	LAMINATE
±	PLUS OR MINUS	LAV	LAVATORY
Ø	DIAMETER	LBR	LUMBER
≈	ALMOST EQUAL	LDG	LANDING
≠	NOT EQUAL	LGTH	LENGTH
∠	ANGLE	LIN	LINEAR
	BOUNDARY LINE	LKR	LOCKER
℄	CENTER LINE	LONG	LONGITUDINAL
Δ	DELTA	LT	LIGHT
		LTG	LIGHTING
A/C	AIR CONDITIONING	LT WT	LIGHT WEIGHT
ACST	ACOUSTIC	LVR	LOUVER
AD	AREA DRAIN		
ADA	AMERICAN WITH DISABILITIES ACT	MACH	MACHINE
ADJ	ADJACENT / ADJUSTABLE	MAINT	MAINTENANCE
ADR	ACCESS DOOR	MAR	MARBLE
AFF	ABOVE FINISH FLOOR	MAS	MASONRY
AGG	AGGREGATE	MATL	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
ALT	ALTERNATE	MECH	MECHANICAL
APPROX	APPROXIMATELY	MEMB	MEMBRANE
APT	APARTMENT	MET	METAL
ARCH	ARCHITECTURAL	MFG	MANUFACTURING
ASPH	ASPHALT	MFR	MANUFACTURER
AUTO	AUTOMATIC	MIN	MINIMUM
AVG	AVERAGE	MISC	MISCELANEOUS
		MLDG	MOULDING
BATH	BATHROOM	MO	MASONRY OPENING
BD	BOARD	MTD	MOUNTED
BE	BOTTOM ELEVATION	MUL	MULLION
BL	BUILDING LINE		
BLDG	BUILDING	N	NORTH
BLKG	BLOCKING	(N)	NEW
BM	BENCH MARK / BEAM	NIC	NOT IN CONTRACT
BR	BARE ROOT	NG	NATURAL GRADE
BRG	BEARING	NO	NUMBER
		NOM	NOMINAL
CAB	CABINET	NTS	NOT TO SCALE
CB	CATCH BASIN	#	NUMBER
C/C	CENTER TO CENTER		
CE	COVER ELEVATION	OBSC	OBSCURE
CEM	CEMENT	OC	ON CENTER
CG	CORNER GUARD	OD	OUTSIDE DIAMETER
CIP	CAST IRON PIPE	OFF	OFFICE
CJ	CEILING JOIST	OH	OVERHEAD
CL	CENTER LINE	OPNG	OPENING
CLG	CEILING	OPP	OPPOSITE
CLO	CLOSET	OPS	OPERATIONS
CLR	CLEAR	OV	OVEN
CMU	CONCRETE MASONRY UNIT	OVFL	OVERFLOW
CO	CLEANOUT		
COL	COLUMN	P	POINT
COM	COMMON	PART	PARTITION
COMB	COMBINATION / COMBINE	PAVT	PAVEMENT
COMP	COMPOSITION	PED	PEDESTAL
CONC	CONCRETE	PKG	PARKING
CONN	CONNECTION	PL	PLATE / PROPERTY LINE
CONST	CONSTRUCTION	PLAS	PLASTER
CONT	CONTINUOUS / CONTINUATION	PLBG	PLUMBING
CONTR	CONTRACTOR	PLWD	PLYWOOD
COR	CORNER	PNL	PANEL
CORR	CORRIDOR	PR	PAIR
CTR	CENTER	PRC	PORCELAIN
CUYD	CUBIC YARD	PRCST	PRECAST
CW	COLD WATER	PREFAB	PREFABRICATED
CYL	CYLINDER	PROP	PROPERTY
		PROJ	PROJECTION
D	DRAIN / DIFFUSER	PRTN	PARTITION
DIFF	DIFFUSER	PVMT	PAVEMENT
DBL	DOUBLE		
DET	DETAIL	R	RISER
DEPT	DEPARTMENT	RAD	RADIUS
DF	DRINKING FOUNTAIN	RD	ROOF DRAIN
DIAG	DIAGONAL	RECP	RECEPTACLE
DIAM	DIAMETER	REF	REFERENCE
DIM	DIMENSION	REFR	REFRIGERATOR
DISC	DISCONNECT	REINF	REINFORCMENT
DISP	DISPENSER	REQD	REQUIRED
DIST	DISTRIBUTION	REV	REVISIONS
DK	DECK	RFG	ROOFING
DN	DOWN	RGH	ROUGH
DR	DOOR	RM	ROOM
DS	DOWNSPOUT	RND	ROUND
DW	DISHWASHER	RO	ROUGH OPENING
DWG	DRAWING	RUB	RUBBER
DWT	DRAWER		
		S	SOUTH
E	EAST	SC	SOLID CORE
(E)	EXISTING	SD	SMOKE DETECTOR
EA	EACH	SHT	SHEET
EL	ELEVATION	SHT MET	SHEET METAL
ELEC	ELECTRIC	SHTHG	SHEATHING
ELEV	ELEVATOR	SHWR	SHOWER
EMERG	EMERGENCY	SIM	SIMILAR
ENCL	ENCLOSURE	SPECS	SPECIFICATIONS
ENTR	ENTRANCE	SPKR	SPEAKER
EQ	EQUAL	SQ	SQUARE
EQUIP	EQUIPMENT	SS	STAINLESS STEEL
EXH	EXHAUST	STC	SOUND TRANS CLASS
EXIST	EXISTING	STD	STANDARD
EXP JT	EXPANSION JOINT	STL	STEEL
EXPN	EXPANSION	STOR	STORAGE
EXPO	EXPOSED	STRL	STRUCTURAL
EXT	EXTERIOR	STWY	STAIRWAY
		SUSP	SUSPENDED
F	FIRE MAIN	SYM	SYMMETRICAL
FA	FIRE ALARM		
FCU	FAN COIL UNIT	TB	TOWEL BAR
FD	FLOOR DRAIN	TBD	TO BE DETERMINED
FDN	FOUNDATION	TEL	TELEPHONE
FE	FIRE EXTINGUISHER	TEMP	TEMPERATURE
FEC	FIRE EXTINGUISHER CABINET	THERMO	THERMOSTAT
FG	FUEL GAS	THK	THICK
FGL	FIXED GLASS	THRES	THRESHOLD
FH	FIRE HYDRANT	TOC	TOP OF CURB
FHC	FIRE HOSE CABINET	TOF	TOP OF FENCE
FIN	FINISH	TOW	TOP OF WALL
FIXT	FIXTURE	TOIL	TOILET
FJ	FLOOR JOIST	TOPO	TOPOGRAPHY
FL	FLOOR	TPD	TOILET PAPER DISPENSER
FLASH	FLASHING	TV	TELEVISION
FLG	FLOORING	TYP	TYPICAL
FLUOR	FLUORESCENT	THRU	THROUGH
FPRF	FIRE PROOF		
FR	FIRE RATED	UNFIN	UNFINISHED
FS	FLOW SWITCH / FLOOR SINK	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	UR	URINAL
G	GAS / GRILLE	VCT	VINYL COMPOSITE TILE
GA	GAGE	VENT	VENTILATOR
GALV	GALVANIZED	VERT	VERTICAL
GB	GRAB BAR	VIF	VERIFY IN FIELD
GEN	GENERAL	VTR	VENT THROUGH ROOF
GI	GALVANIZED IRON		
GL	GLASS / GLAZE	W	WEST
GLB	GLASS BLOCK	W/	WITH
GND	GROUND	W.C	WATER CLOSET
GOVT	GOVERNMENT	WD	WOOD
GR	GRADE	WDT	WIDTH
GYP	GYPSUM	WDW	WINDOW
GYP BD	GYPSUM WALL BOARD	WNSCT	WAINSCOT
		W/O	WITHOUT
HB	HOSE BIB	WP	WATERPROOF
HC	HOLLOW COR / HEATING COIL	WT	WEIGHT
HD	HEAD		
HDR	HEADER	MISCELLANEOUS REFERENCE	
HDRL	HANDRAIL	AA	ARTWORK / ARTIFACTS
HDW	HARDWARE	ACT	ACOUSTICAL TILE
HDWD	HARDWOOD	C	CARPET
HORIZ	HORIZONTAL	CT	CERAMIC TILES
HP	HORSEPOWER	LP	LAMINATED PLASTIC
HPT	HIGH POINT	MT	METAL FINISH
HR	HOUR	MIR	MIDORO / GLASS
HT	HEIGHT	PL	PLASTER
HTG	HEATING	PT	PAINT FINISH
HTR	HEATER	QT	QUAFFY TILES
HVAC	HEATING, VENTILATING AND AIR CONDITIONING	RF	RESILENT FINISH
		SF	SPECIAL FINISH
HW	HOT WATER	ST	STONE / MARBLE / TRAVERTINE
		UP	UPHOLSTEPY
ID	INSIDE DIAMETER	WC	WALL COVERING
IN	INCH	WD	WOOD FINISH
INSUL	INSULATION		
INT	INTERIOR	MATERIAL FINISH REFERENCE	
INTERMD	INTERMEDIATE	FF	FIXTURE & FURNITURE
INV	INVERT	FF&E	FIXTURE, FURNITURE & EQUIPMENT
IPS	IRON PIPE SIZE	FC	FLOOR COVERING
		G.R	GUESTROOM
JAN	JANITOR	GC	GENERAL CONTRACTOR
JB	JUNCTION BOX	IE	INTERIOR ELEVATION
JST	JOIST	IF	INTERIOR FURNISHING
JT	JOINT	KEC	KITCHEN EQUIPMENT CONTRACTOR
		MUR	MOCK-UP ROOM
KC	KEENE'S CEMENT	PS	POWER SUPPLY
KIT	KITCHEN	RC	REFLECTED CEILING
KP	KICK PLATE	RP	REFERENCE PLAN

PROJECT DATA

PROJECT ADDREASS: 12233 CHOISSER ROAD, GARDEN GROVE, CA 92840
12235 CHOISSER ROAD, GARDEN GROVE, CA 92840
12237 CHOISSER ROAD, GARDEN GROVE, CA 92840
12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
LEGAL DESCRIPTION: APN-23149112
APN-23149113
APN-23149114
APN-23149115, TRACT NO.88403
ZONE: PUD(C), PUD-128-12
LAND USE: IW (INTERNATIONAL WEST MIXED USE)
ALLOWABLE RESIDENTIAL DENSITY: 70 DWELLING UNITS PER ACRE

BUILDING TYPE: MULTIFAMILY DWELLING
OCCUPANCY: R-2 (APARTMENT HOUSES)
S-2 (PARKING)
CONSTRUCTION TYPE: TYPE I FOR S-2 (1 STORY)
TYPE IIIA FOR R-2 (5 STORIES)
SPRINKLER: YES (FULLY SPRINKLED)
BUILDING HEIGHT: 68 FT. 9 IN. (6-STORY)

SITE AREA: 0.66± ARCE (28,793± S.F.)
BUILDING AREA: 88,492 S.F.
LANDSCAPE AREA: 7,406 S.F. (25.7%)
PAVING AREA: 4,888 S.F.

A) PARKING COMPUTATION:

	REQUIRED	PROPOSED (CONCESSION REQUESTED)
REGULAR	TBD	46
COMPACT	17 (MAX)	4
HCP	2 (MIN)	2
EVS	6 (MIN)	6
TOTAL	70 (MAX)	58

*PARKING RATIO PER SECTION 65915 ET SEQ. OF THE CALIFORNIA GOVERNMENT (DENSITY BONUSES AND OTHER INCENTIVES):

UNIT TYPE	UNIT SIZES	RATIO	REQUIRD NUMBER
STUDIO	1	1 / UNIT	1
ONE-BEDROOM	18	1 / UNIT	18
TWO-BEDROOM	30	1.5 / UNIT	45
THREE-BEDROOM	4	1.5 / UNIT	6
TOTAL			70

B) BUILDING AREA BREAKDOWN:
PARKING GARAGE: (S-2 OCCUPANCY AND TYPE I CONSTRUCTION)
LEVEL 01 = 16,538 S.F.

RESIDENTIAL: (R-2 OCCUPANCY AND TYPE III CONSTRUCTION)
LEVEL 02 = 14,721 S.F.
LEVEL 03, 04, 05 = 14,674 S.F.
LEVEL 06 = 13,211 S.F.
SUB-TOTAL = 71,954 S.F.

TOTAL BUILDING AREA = 88,492 S.F.

C) DWELLING UNIT COMPUTATION (53 UNITS):

TYPE	STUDIO	1-BEDROOM	2-BEDROOM	3-BEDROOM
2/F	1	3	6	1
3/F	0	4	6	1
4/F	0	4	6	1
5/F	0	4	6	1
6/F	0	3	6	0
TOTAL	1	18	30	4

AFFORDABLE UNIT COMPUTATION (6 UNITS):
VERY LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
1-BEDROOM	2	2
2-BEDROOM	2	4
3-BEDROOM	1	3
TOTAL	5	9

*TOTAL 5 REPLACEMENT UNITS INCLUDED (TOTAL 9 BEDROOMS)

LOW INCOME UNITS:

TYPES	QUANTITY	TOTAL BEDROOMS
3-BEDROOM	1	3

*TOTAL 1 REPLACEMENT UNIT INCLUDED (TOTAL 3 BEDROOMS)

D) RECREATION AREA BREAKDOWN:
PRIVATE OPEN SPACE (BALCONY):
LEVEL 02-06 = 51 S.F. PER UNIT X 4
= 88 S.F. PER UNIT X 1
SUB-TOTAL = 1,460 S.F.

ACTIVE RECREATION AREAS (AMENITIES):
LEVEL 6 - INDOOR:
FITNESS CENTER = 838 S.F.
& LOUGNE
LEVEL 6 - ROOF DECK:
ROOF GARDEN
& BBQ LOUNGE = 1,612 S.F.
SUB-TOTAL = 2,450 S.F.

PASSIVE RECREATION AREAS (LANDSCAPE):
ON-SITE GARDEN = 3,910 S.F.

TOTAL RECREATION AREA = 7,820 S.F.

PROJECT CONTACTS

OWNER: INVESTEL GARDEN RESORTS LLC.
DANNY WEI
714.696.0000
danny.wei@scgamerica.com

DESIGN ARCHITECT: SCG AMERICA
CONSTRUCTION INC.
KENHAO HSU
714.696.0000
kenhao.hsu@scgamerica.com

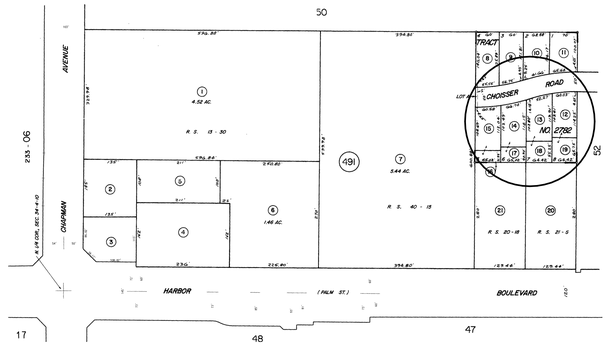
EXECUTIVE ARCHITECT: AC MARTIN
PATRICK SIN
213.683.1900
patrick.sin@acmartin.com

CIVIL ENGINEER & SURVEYOR: kpff
ISHWAR DHUNGANAL
213.418.0201
ishwar.dhungana@kpff.com

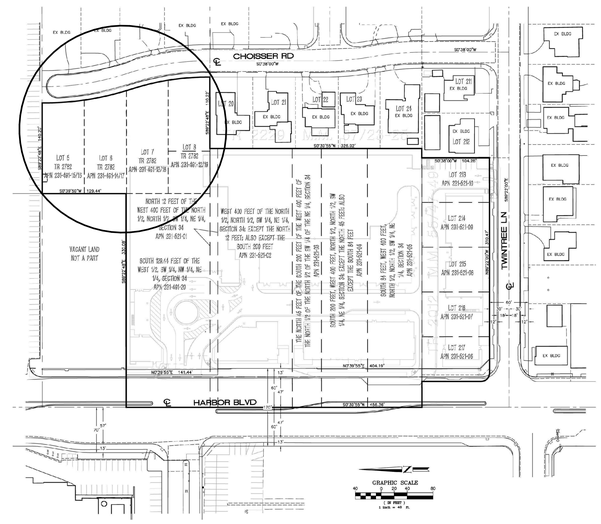
PLUMBING / ELECTRICAL ENGINEER: SCG AMERICA
CONSTRUCTION INC.
TEE YATPIYAKUL
714.696.0000
tee.yatpiyakul@scgamerica.com

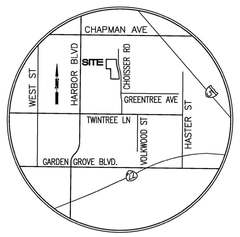
STRUCTURAL ENGINEER: LFA
RICHARD CHEN
213.239.9700
richard.chen@labibfunk.com

TENTATIVE PARCEL MAP



VICINITY PLAN





SCOPE OF WORK

APARTMENT HOUSES DESIGN AND PLANNING

GENERAL:
1. NEW 6-STORY CONSTRUCION OF MULTI-FAMILY HOUSES
2. PLANNING OF THE SITE INCLUDING THE MAIN ENTRANCE, PARKING ENTRANCE, AND DRIVEWAY
3. LANDSCAPING OF THE SITE

CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES AND REGULATIONS:
2019 CALIFORNIA BUILDING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA RESIDENTIAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ELECTRICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA ENERGY CODE (TITLE 24 PARTG)
2019 CALIFORNIA MECHANICAL CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE WITH LOCAL AMENDMENTS
2019 CALIFORNIA FIRE CODE

INDEX OF SHEETS

LEGEND: X - SHEET ISSUED
R - SHEET ISSUED FOR REFERENCE AND COORDINATION ONLY
SEE TITLEBLOCK FOR REVISION ISSUE DATE(S)

SHEET NUMBER	SHEET TITLE	PRELIMINARY SUBMITTAL	PRELIMINARY RESUBMITTAL	ENTITLEMENT SUBMITTAL	PLAN CHECK SUBMITTAL	REVISION 1	REVISION 2
A-0.01	GENERAL INFORMATION	X	X				
A-1.01	SITE PLAN (EXISTING)		X				
A-1.02	SITE PLAN (GROUND FLOOR)		X				
A-1.03	SITE PLAN (ROOF)	X	X				
A-1.10	FIRE PREVENTION SITE PLAN		X				
A-1.20	LANDSCAPE PLAN - LEVEL 1 & LEVEL 6		X				
A-2.01	FLOOR PLAN - LEVEL 1	X	X				
A-2.02	FLOOR PLAN - LEVEL 2	X	X				
A-2.03	FLOOR PLAN - LEVEL 3-5	X	X				
A-2.04	FLOOR PLAN - LEVEL 6	X	X				
A-2.05	ROOF PLAN	X	X				
A-2.10	UNIT MATRIX	X	X				
A-2.11	ENLARGED ROOM PLAN - STUDIO & 1B1B	X	X				
A-2.12	ENLARGED ROOM PLAN - 2B2B & 3B2B	X	X				
A-3.01	BUILDING ELEVATION - WEST & EAST	X	X	X			
A-3.02	BUILDING ELEVATION - NORTH & SOUTH	X	X	X			
A-6.01	RENDERING			X			
A-6.02	EXTERIOR MATERIAL BOARD	X	X	X			
A-6.03	EXTERIOR MATERIAL BOARD	X	X	X			
C-1.0	PRELIMINARY GRADING AND DRAINAGE PLAN			X			
VTPM-1	VESTING TENTATIVE PARCEL MAP			X			
VTPM-2	VESTING TENTATIVE PARCEL MAP			X			

MEP SYMBOLS

- DOWNLIGHTS, INCANDESCENT
- DECORATIVE FIXTURE
- WALLWASHER
- SPEAKER
- WALLSCONCE
- JUNCTION BOX
- PENDANT LIGHTING FIXTURE
- TRACK LIGHT
- CEILING FAN
- COVE LIGHTING
- PROJECTOR MOUNT & FEED (ABOVE CEILING)
- SPRINKLER / WALL
- SPRINKLER
- THERMOSTAT
- HVAC REMOTE CONTROLLER
- DOOR BELL
- PENDANT LIGHTING FIXTURE
- SMOKE DETECTOR
- EXHAUST FAN
- TELEVITION OUTLET
- DOOR CONTACT SWITCH
- FLUORESCENT "STRIP LIGHT" UNDER CABINENT FIXTURE
- DUPLEX RECEPTACLE OUTLET
- DUPLEX WATERPROOF OUTLET
- GROUND FAULT INTERRUPT
- DUPLEX RECEPTACLE OUTLET - HALF HOT SWITCH
- RANGE OUTLET
- REFRIGERATOR OUTLET
- QUADPLEX RECEPTACLE OUTLET
- SINGLE SWITCH
- DIMMER SWITCH
- 3-WAY SWITCH
- 4-WAY SWITCH
- FLOOR DUPLEX OUTLET
- FLOOR QUADPLEX OUTLET
- TELEPHONE OUTLET
- USB CHANGING PORT

DRAWING SYMBOLS

- SECTION / EXTERIOR ELEVATION INDICATOR
- INTERIOR ELEVATION INDICATOR
- DETAIL INDICATOR
- DRAWING TITLE
- COLUMN GRID INDICATOR
- ROOM NUMBER / ROOM TYPE
- DOOR NUMBER INDICATOR
- WINDOW NUMBER INDICATOR
- PARTITION TYPE
- FF&E ITEM AND NUMBER
- MATERIAL FINISH AND NUMBER
- KEYNOTE INDICATOR
- BATHROOM ACCESSORY KEY
- CENTER LINE
- DEMOLITION LINE
- CEILING HEIGHT TO FINISH FLOOR
- ROOM NUMBER / ROOM TYPE / SHEET NUMBER
- REVISION INDICATOR
- REVISION CLOUD
- LINE BREAK
- DENOTES HEARING IMPAIRED ROOMS
- DENOTES ACCESSIBLE ROOMS
- BUILDING EXIT OR EXIT ACCESS
- DETAIL INDICATOR

SP-120-2023
PM-2021-206

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

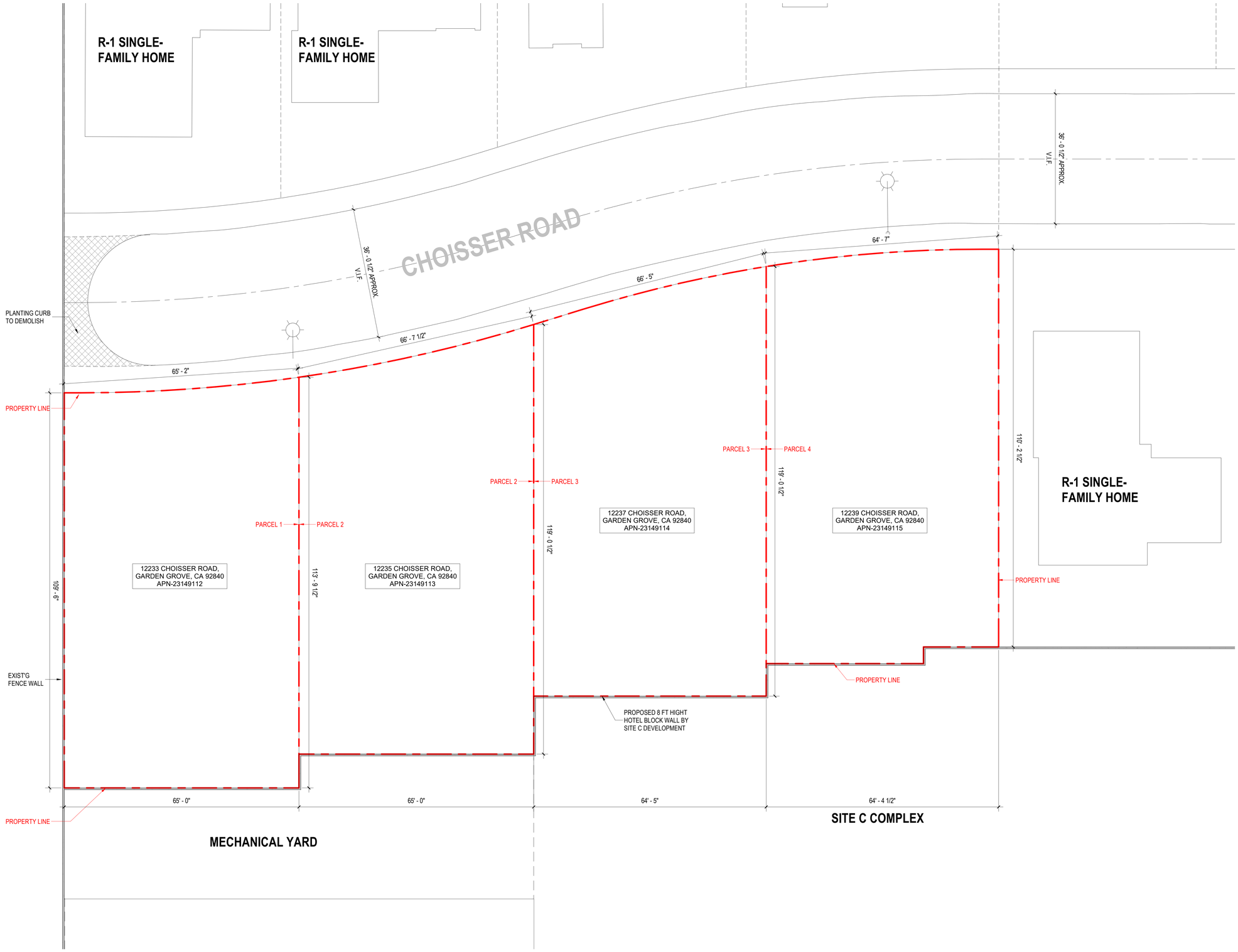
12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

GENERAL INFORMATION

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated
Sheet Number	A-0.01



SITE PLAN (EXISTING) 1 SCALE: 3/32"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

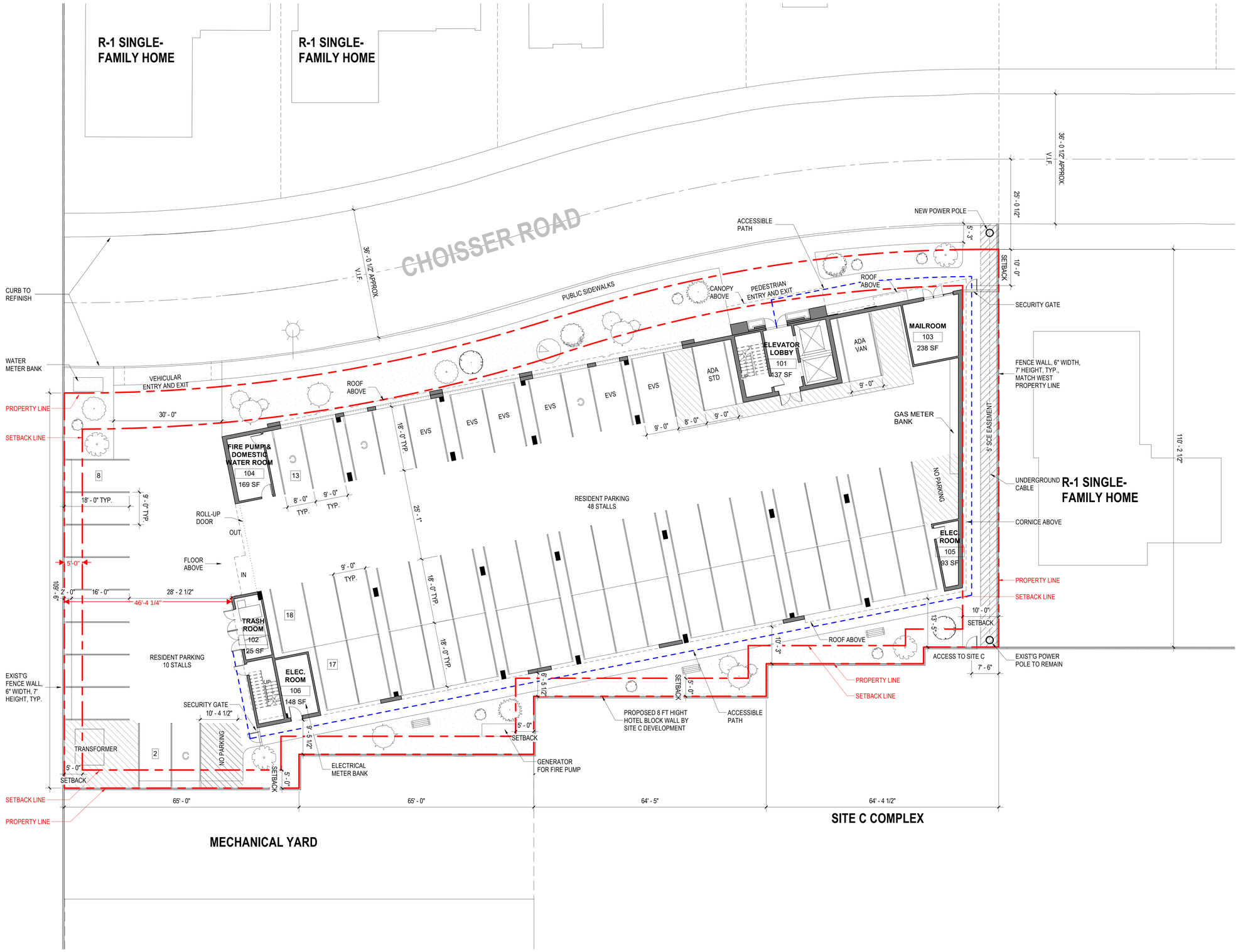
Sheet Title

SITE PLAN (EXISTING)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.01



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (GROUND FLOOR)

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

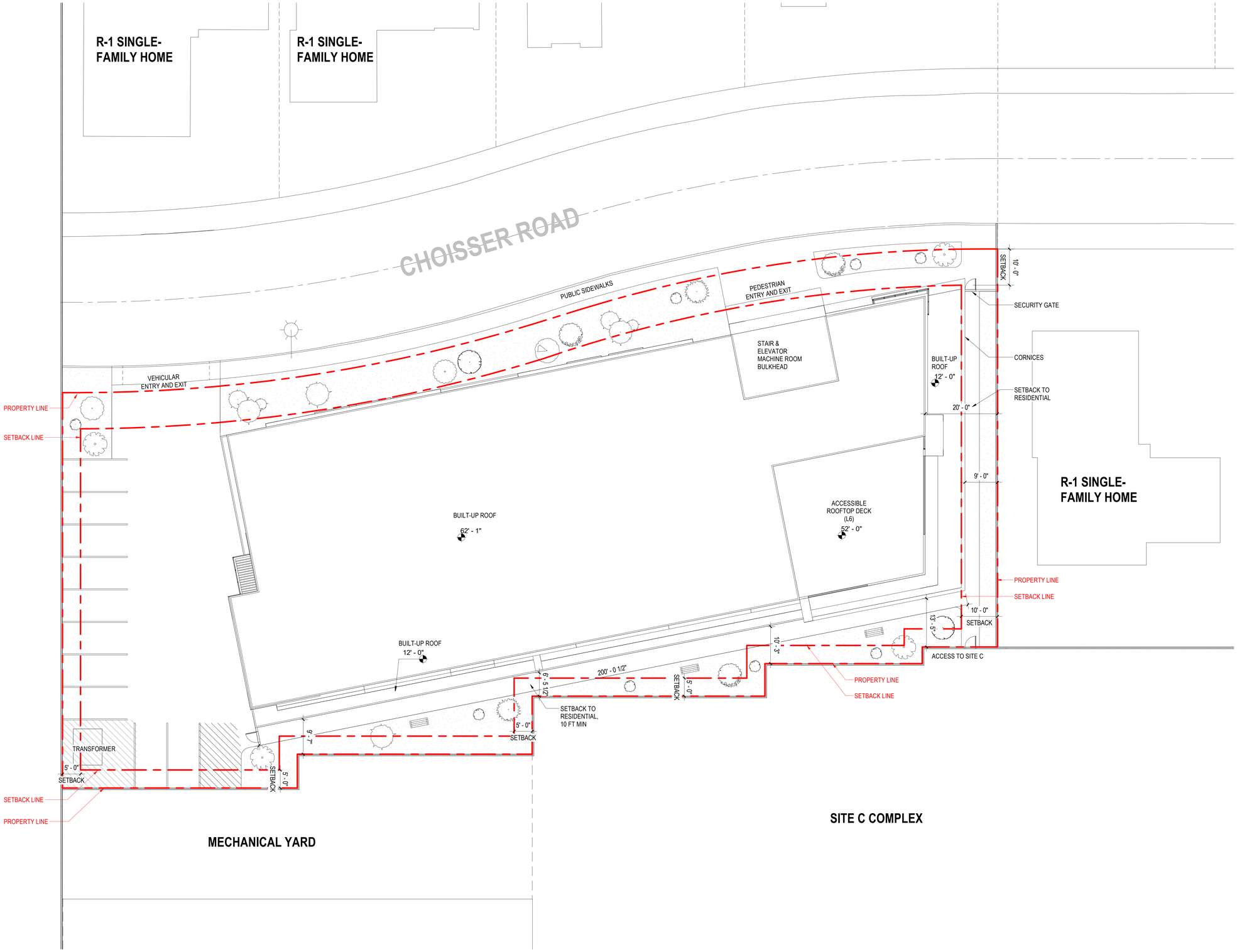
Sheet Number

A-1.02

SITE PLAN (GROUND FLOOR)

1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

SITE PLAN (ROOF)

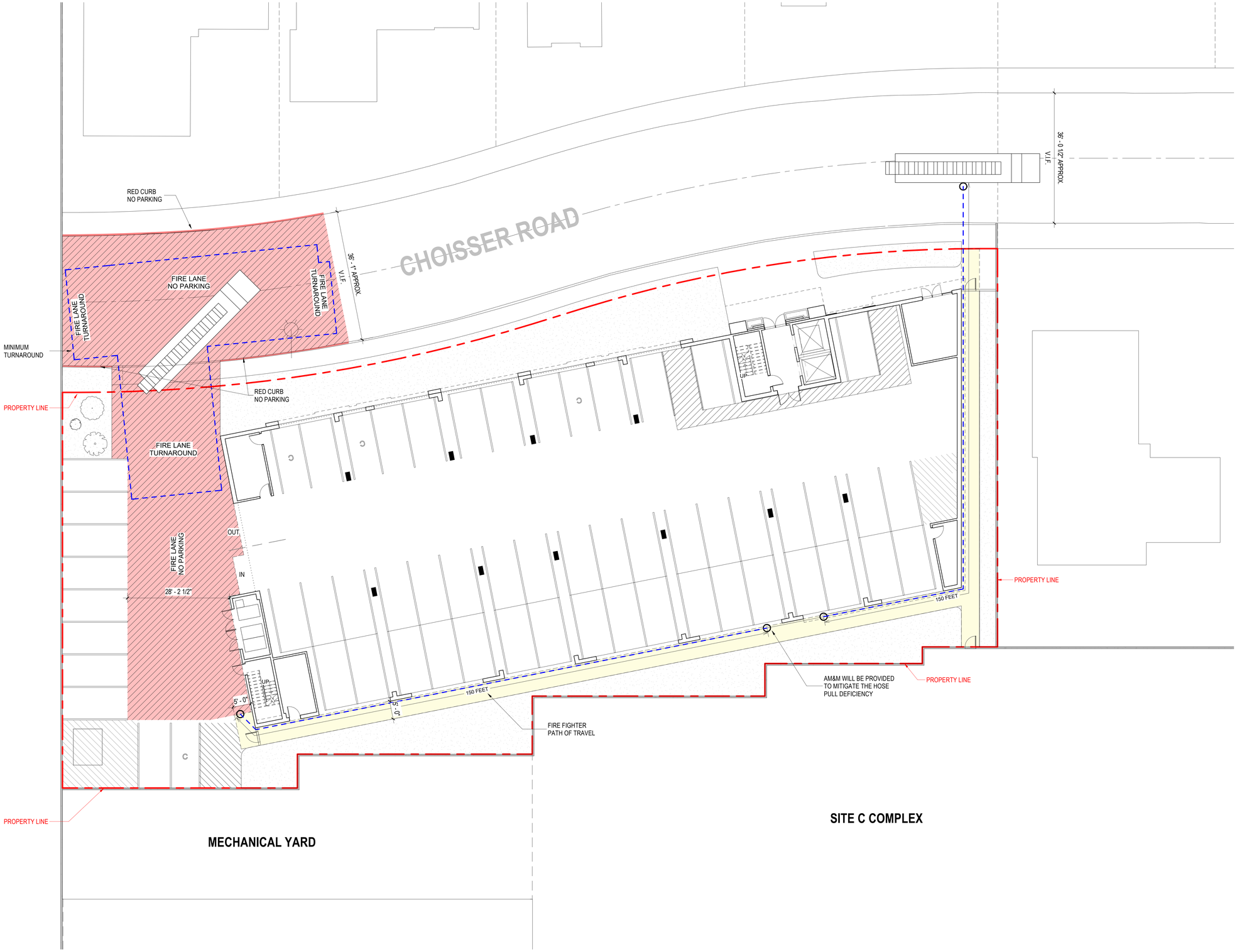
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.03

SITE PLAN (ROOF) 1

SCALE: 3/32"=1'-0"



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FIRE PREVENTION SITE PLAN

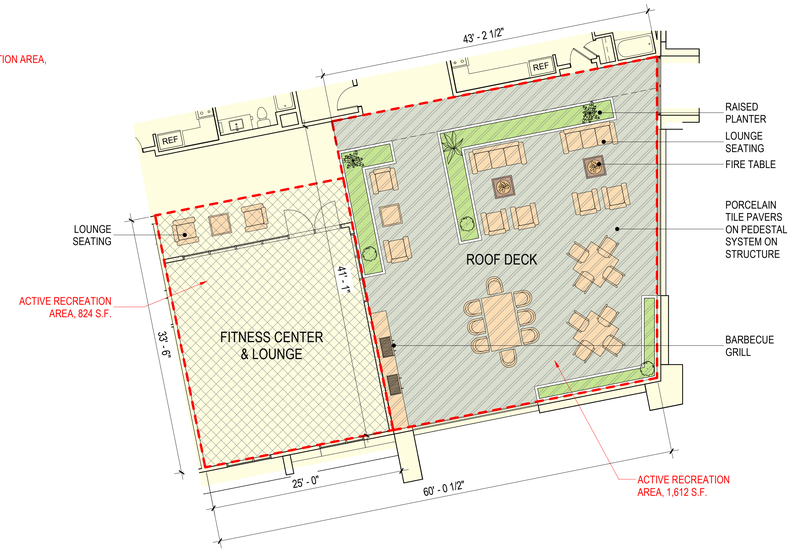
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	3/32" = 1'-0"

Sheet Number

A-1.10



1 LANDSCAPE SITE PLAN - LEVEL 1
Scale: 3/32" = 1'-0"



2 ENLARGED LANDSCAPE PLAN - LEVEL 6
Scale: 1/8" = 1'-0"

SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road, Garden Grove, CA, 92840

12235 Choisser Road, Garden Grove, CA, 92840

12237 Choisser Road, Garden Grove, CA, 92840

12239 Choisser Road, Garden Grove, CA, 92840

No.	Description	Date

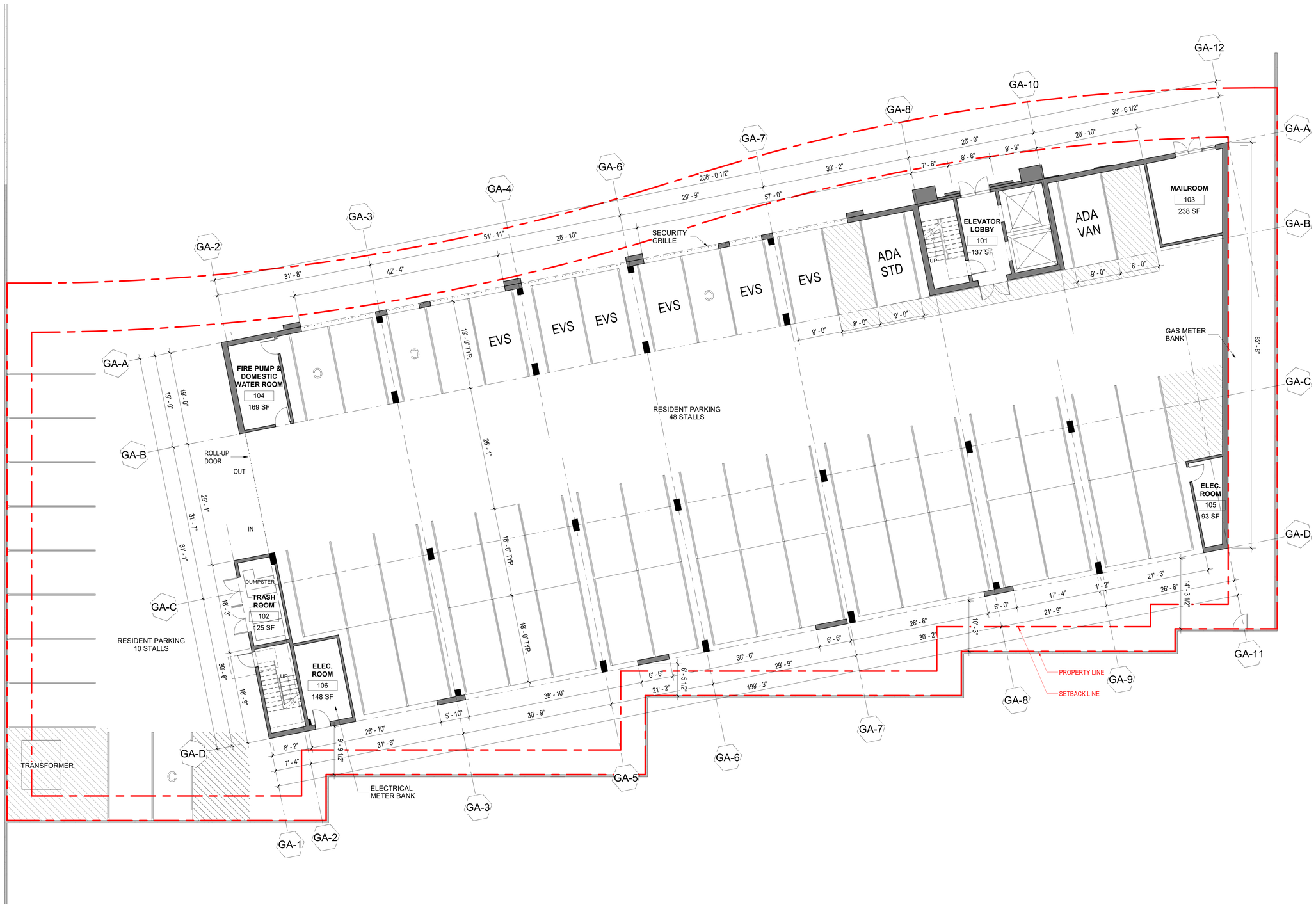
Sheet Title

LANDSCAPE PLAN - LEVEL 1 & LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	As indicated

Sheet Number

A-1.20



SCG AMERICA
INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 1

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

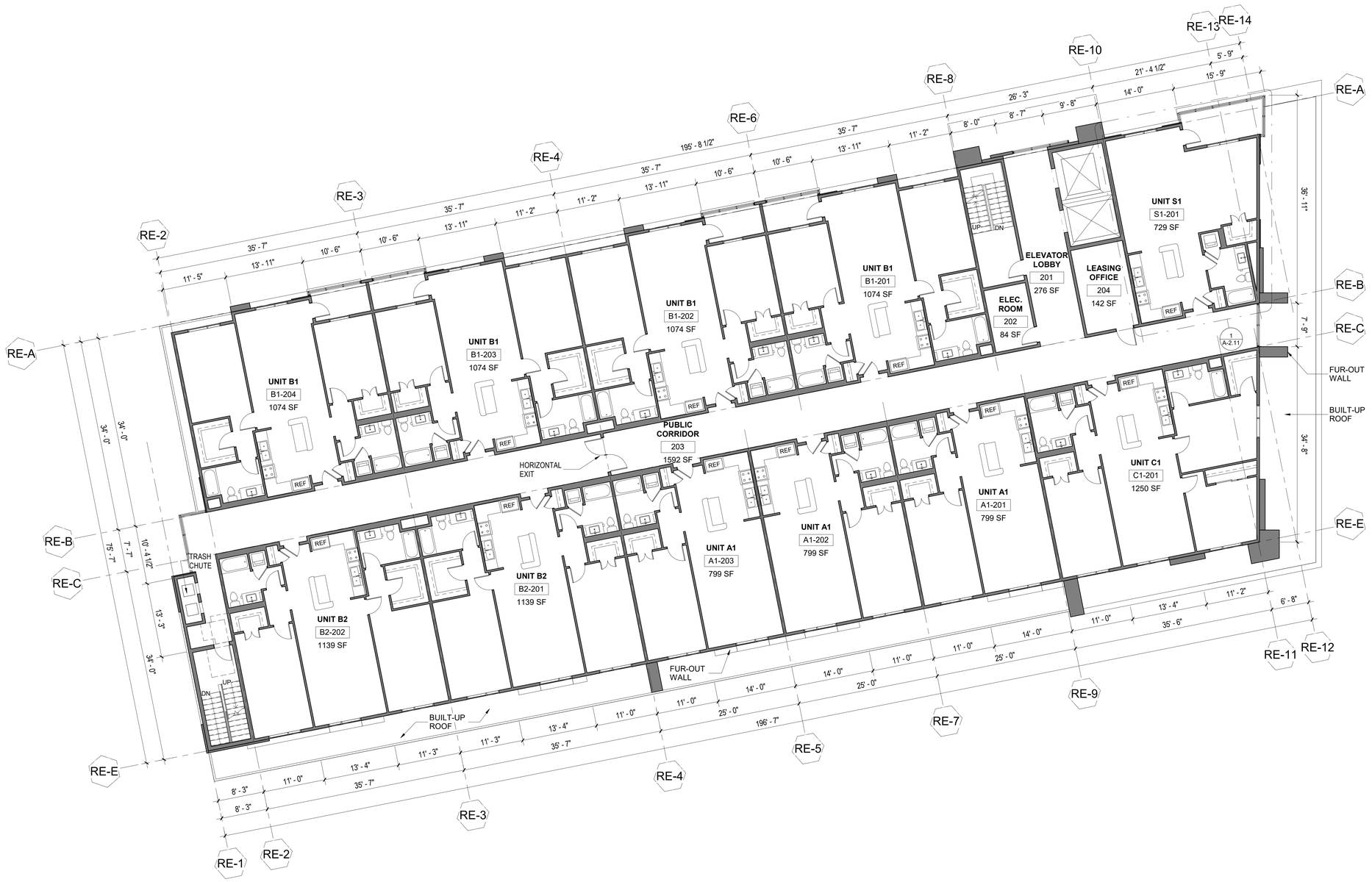
Sheet Number

A-2.01

FLOOR PLAN - LEVEL 1

1

SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 2 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

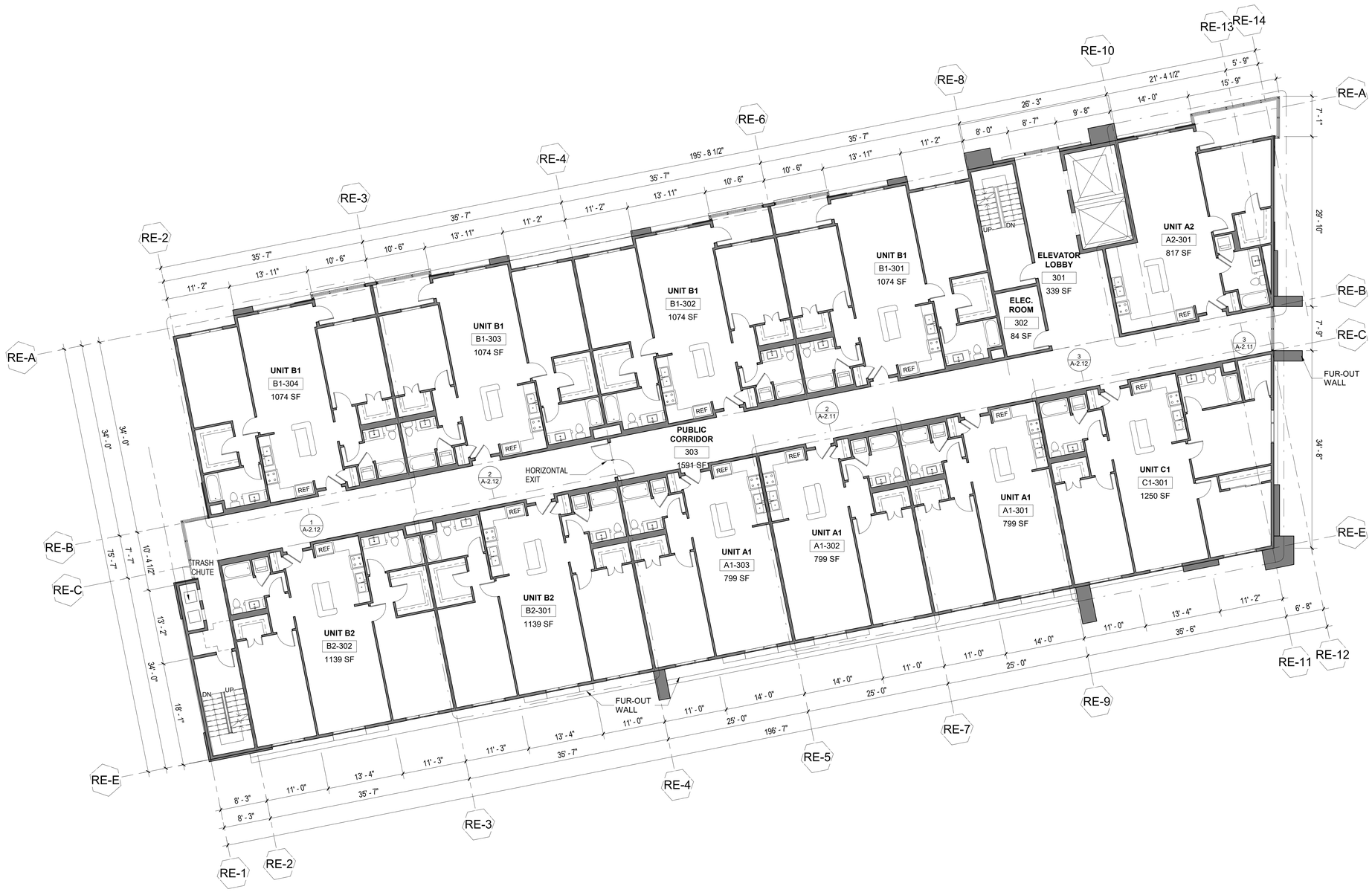
Sheet Title

FLOOR PLAN - LEVEL 2

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.02



SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

FLOOR PLAN - LEVEL 3-5

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

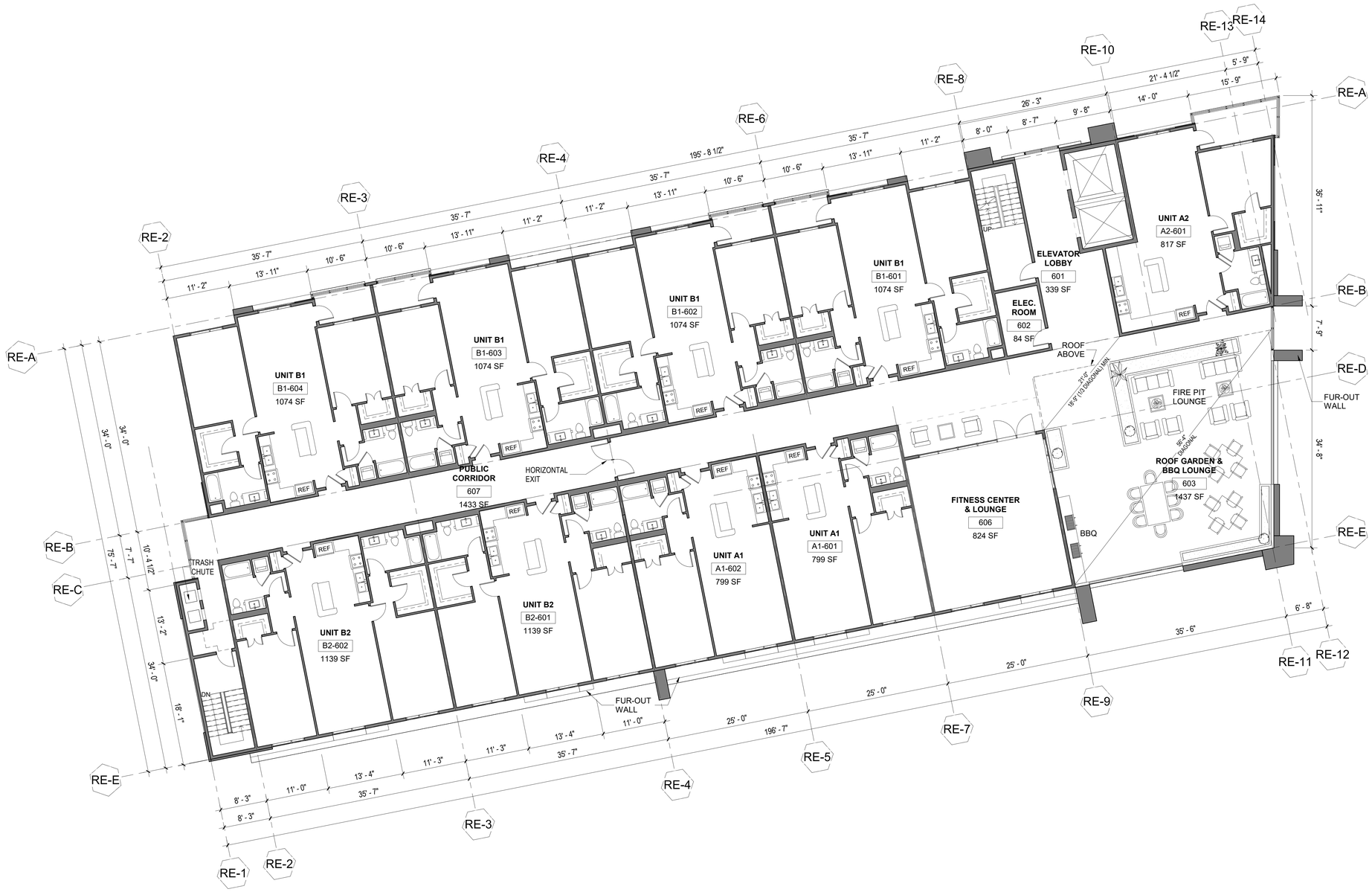
Sheet Number

A-2.03

FLOOR PLAN - LEVEL 3-5

1

SCALE: 1/8"=1'-0"



FLOOR PLAN - LEVEL 6

1

SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

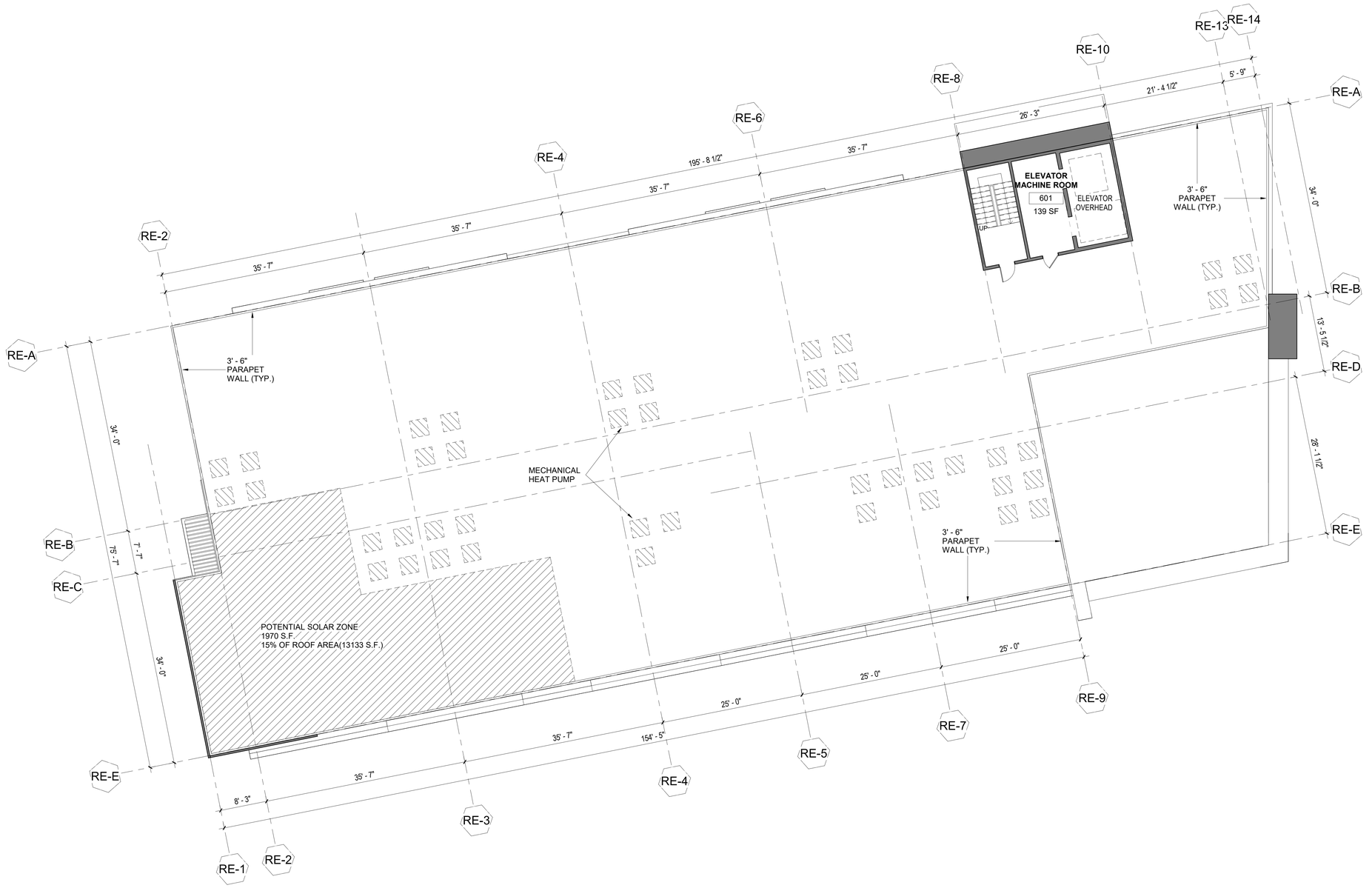
Sheet Title

FLOOR PLAN - LEVEL 6

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.04



ROOF PLAN 1
SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ROOF PLAN

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-2.05

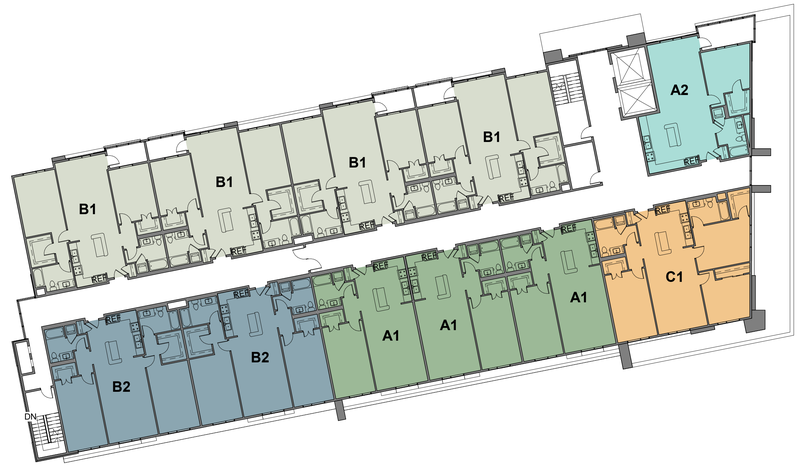


UNIT COUNT - LEVEL 6					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	2	2
	A2	1B1B/BALCONY	817	1	1
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
TOTAL UNITS					9

UNIT MATRIX - LEVEL 6

4

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 4-5					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 4-5

3

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 3					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
1-BEDROOM	A1	1B1B	799	3	4
	A2	1B1B/BALCONY	817	1	
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 3

2

SCALE: 1/16"=1'-0"



UNIT COUNT - LEVEL 2					
BEDROOM COUNT	UNIT TYPE	DESCRIPTION	SQ FT.	QTY.	TOTAL
STUDIO	S1	STUDIO/BALCONY	729	1	1
1-BEDROOM	A1	1B1B	799	1	3
2-BEDROOM	B1	2B2B/BALCONY	1075	4	6
	B2	2B2B	1140	2	
3-BEDROOM	C1	3B2B	1247	1	1
TOTAL UNITS					11

UNIT MATRIX - LEVEL 2

1

SCALE: 1/16"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

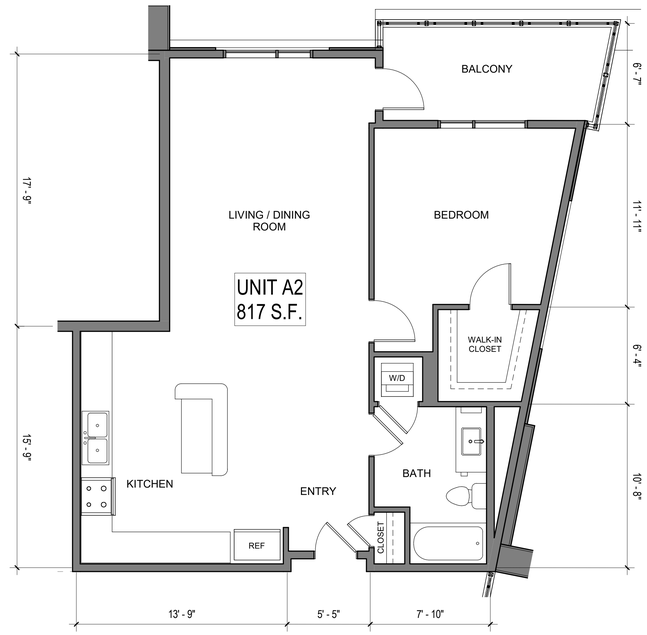
Sheet Title

UNIT MATRIX

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/16" = 1'-0"

Sheet Number

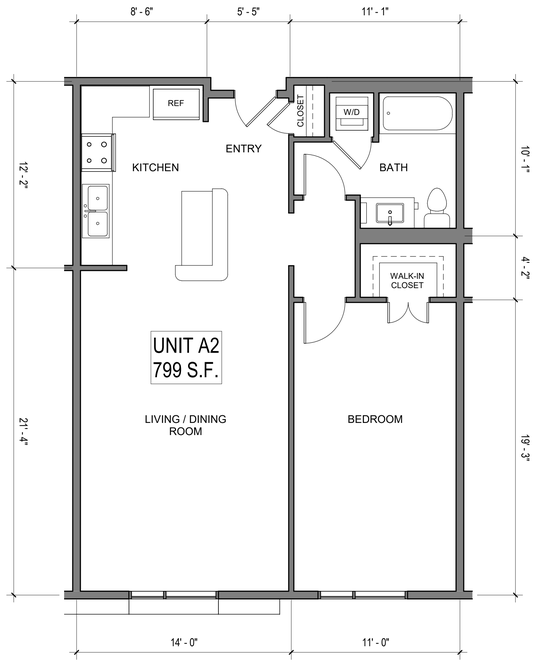
A-2.10



ENLARGED ROOM PLAN - A2

3

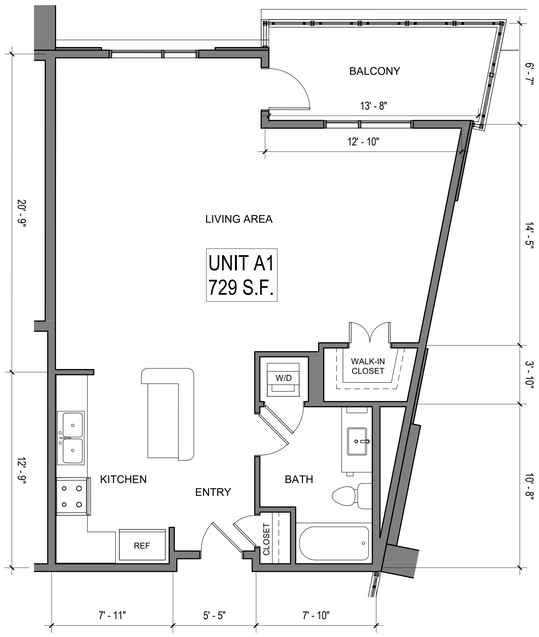
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - A1

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - S1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - STUDIO & 1B1B

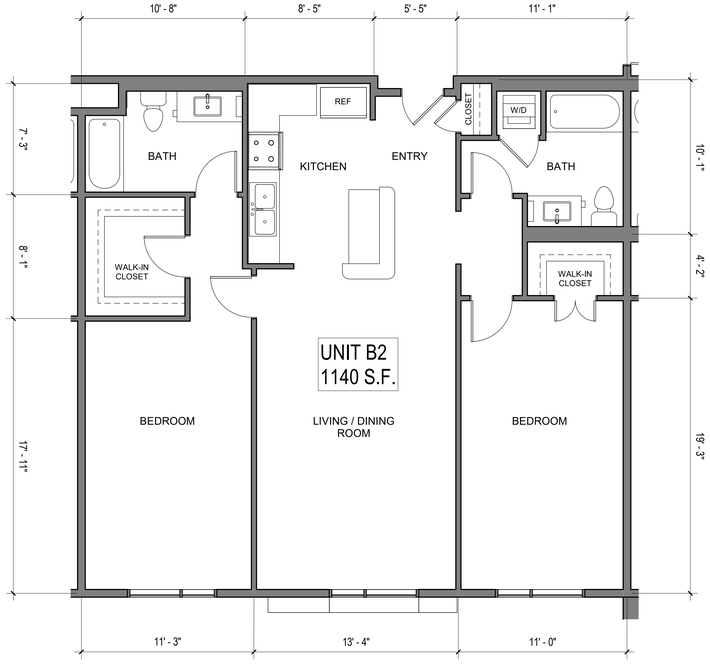
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"
Sheet Number	A-2.11



ENLARGED ROOM PLAN - C1

3

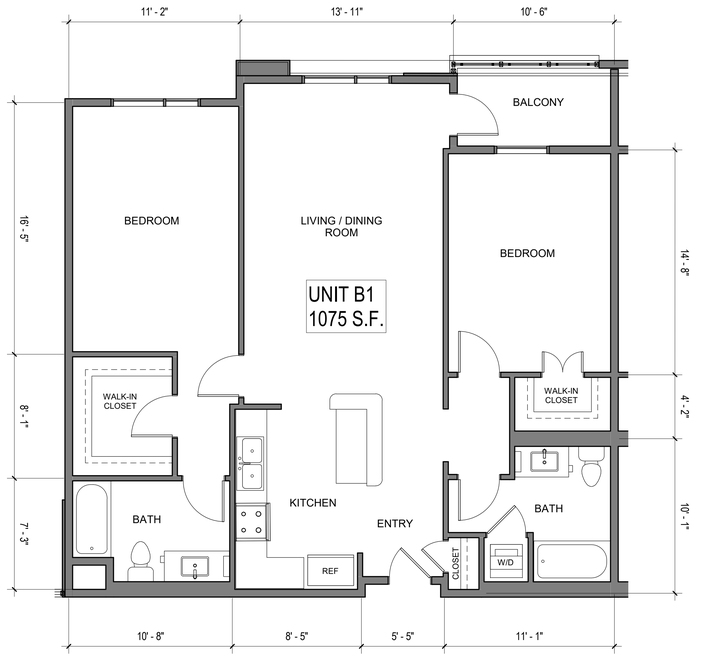
SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B2

2

SCALE: 1/4"=1'-0"



ENLARGED ROOM PLAN - B1

1

SCALE: 1/4"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

ENLARGED ROOM PLAN - 2B2B & 3B2B

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/4" = 1'-0"

Sheet Number

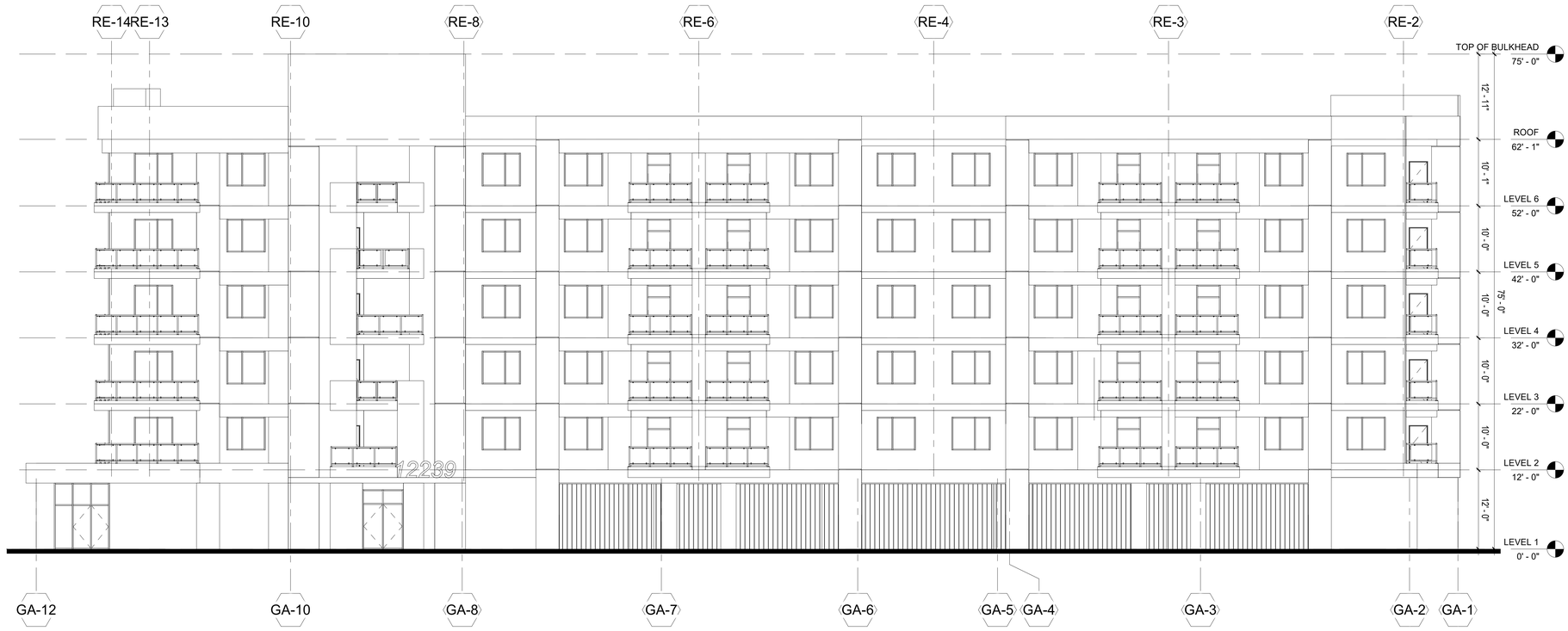
A-2.12



BUILDING ELEVATION - WEST

2

SCALE: 1/8"=1'-0"



BUILDING ELEVATION - EAST

1

SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.
12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

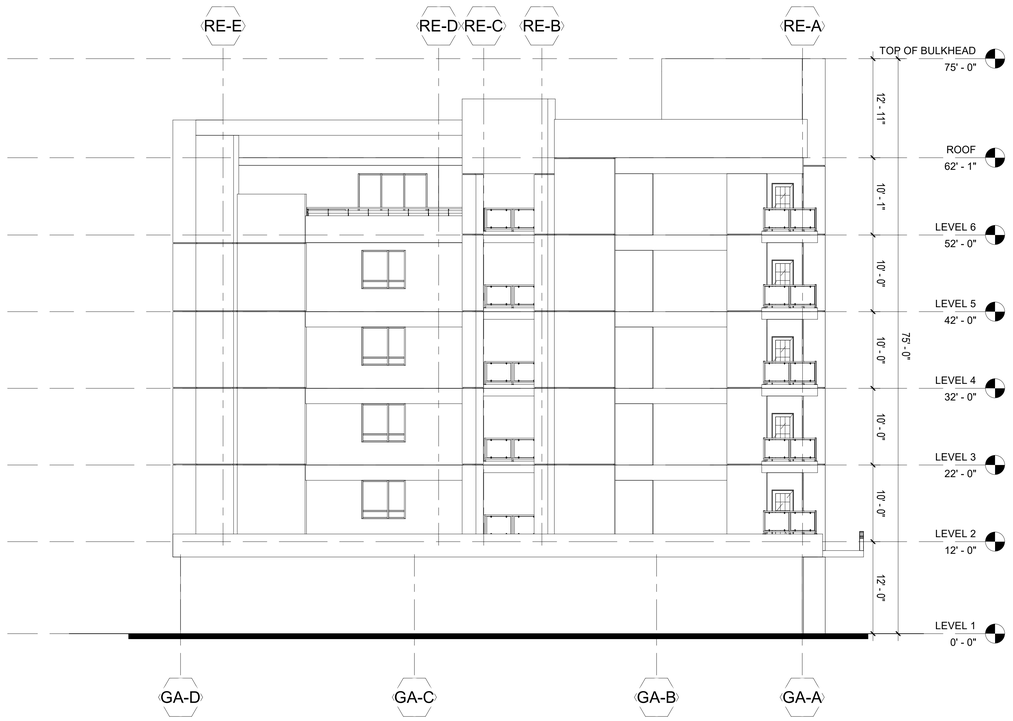
Sheet Title

BUILDING ELEVATION - WEST & EAST

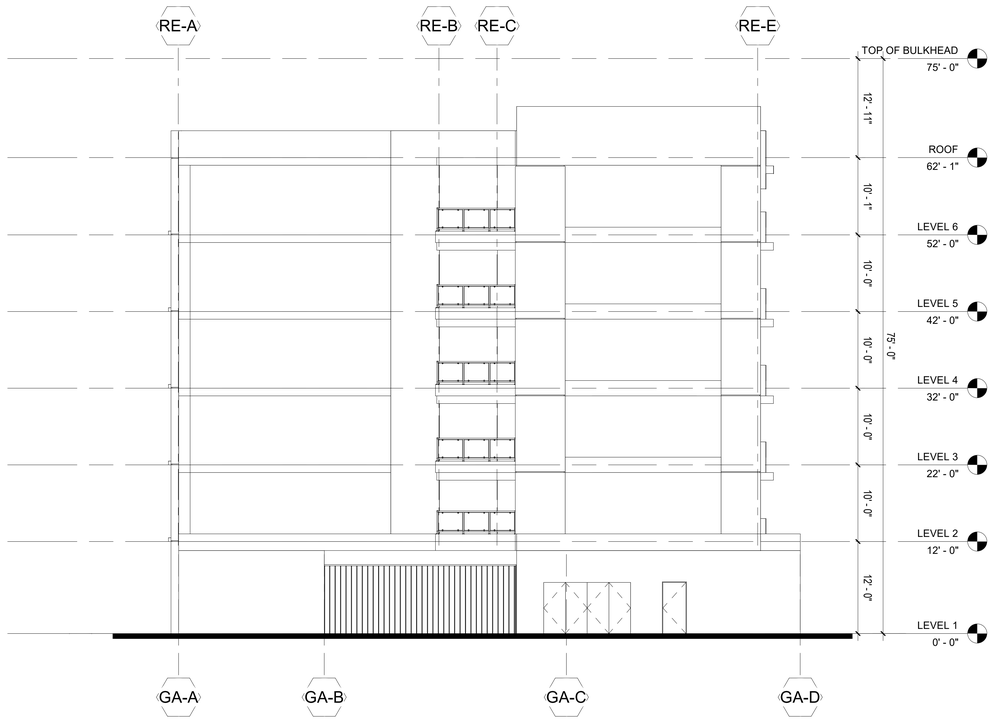
Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.01



BUILDING ELEVATION - SOUTH 2 SCALE: 1/8"=1'-0"



BUILDING ELEVATION - NORTH 1 SCALE: 1/8"=1'-0"

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

BUILDING ELEVATION - NORTH & SOUTH

Project Number	2020001
Date	08/22/2022
Drawn By	CL
Checked By	KH
Scale	1/8" = 1'-0"

Sheet Number

A-3.02



EAST PERSPECTIVE RENDERING

SCG AMERICA

INVESTEL GARDEN RESORTS LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

CHOISSER APARTMENT

12233 Choisser Road,
Garden Grove, CA, 92840

12235 Choisser Road,
Garden Grove, CA, 92840

12237 Choisser Road,
Garden Grove, CA, 92840

12239 Choisser Road,
Garden Grove, CA, 92840

No.	Description	Date

Sheet Title

RENDERING

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

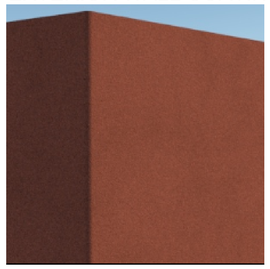
Sheet Number

A-6.01

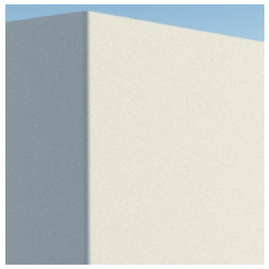
EXTERIOR WALL COATING, SMOOTH



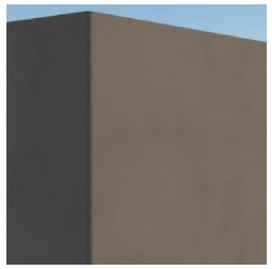
BRICK VENEER WALL CLADDING



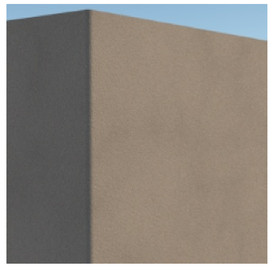
BURGUNDY



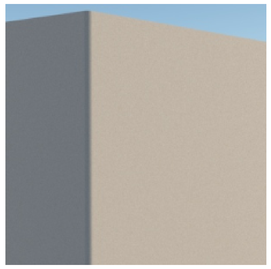
WARM WHITE



DARK GRAY



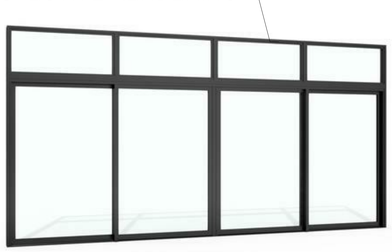
GRAY



LIGHT GRAY



EAST PERSPECTIVE RENDERING



ALUMINUM STOREFRONT, BLACK



METAL SECURITY FENCE RAILING, BLACK



PERFORATED METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

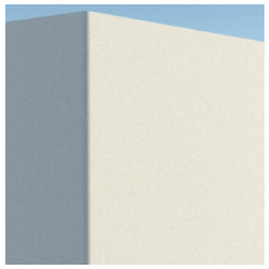
EXTERIOR MATERIAL BOARD

Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

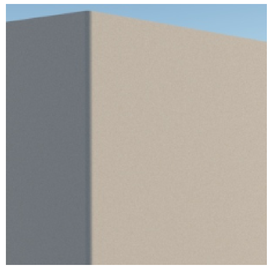
Sheet Number

A-6.02

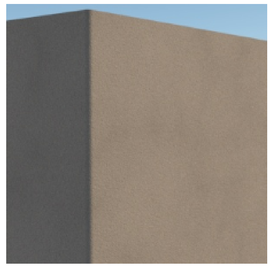
EXTERIOR WALL COATING, SMOOTH



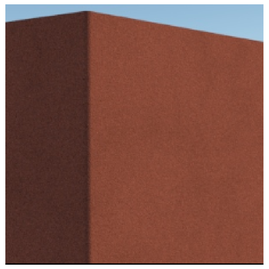
WARM WHITE



LIGHT GRAY



GRAY



BURGUNDY



WEST PERSPECTIVE RENDERING



METAL RAILING, BLACK



ALUMINUM WINDOWS UNIT, WHITE

SCG AMERICA

INVESTEL ONE LLC.

12966 Euclid St, Suite 300,
Garden Grove, CA, 92840
T 714.696.0000

DOUBLETREE POMONA EXPANSION

3099 W. Temple Ave.,
Pomona, CA, 91768

No.	Description	Date

Sheet Title

EXTERIOR MATERIAL BOARD

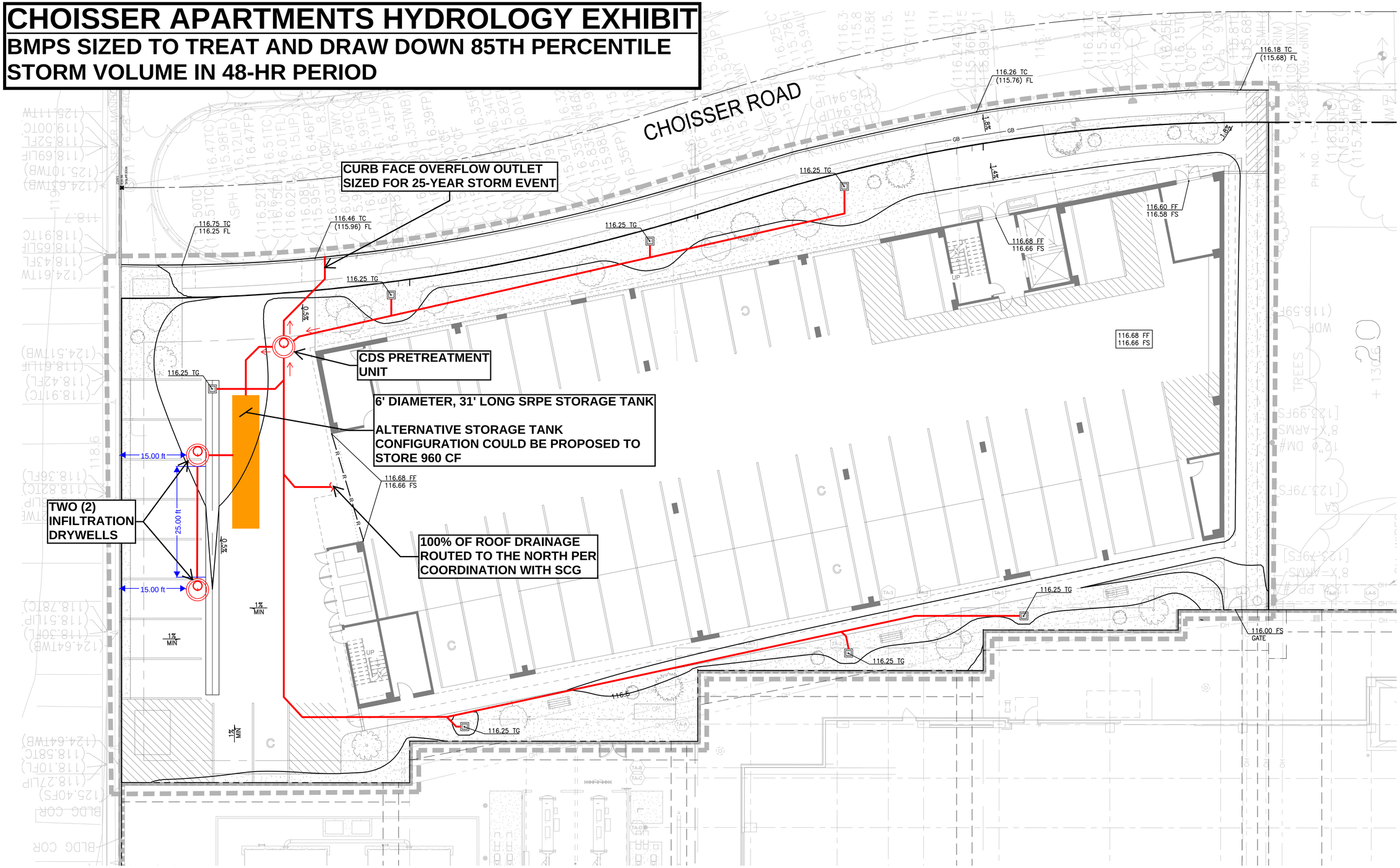
Project Number	2020001
Date	08/22/2022
Drawn By	Author
Checked By	Checker
Scale	

Sheet Number

A-6.03

CHOISSER APARTMENTS HYDROLOGY EXHIBIT

BMPS SIZED TO TREAT AND DRAW DOWN 85TH PERCENTILE STORM VOLUME IN 48-HR PERIOD



LEGEND

- LIMIT OF WORK
- PROPERTY LINE
- FLOW LINE
- GRADE BREAK
- RIDGE LINE
- 100 PROPOSED MAJOR CONTOUR
- 102 PROPOSED MINOR CONTOUR

0 5' 10'
SCALE: 1"=10'

kpff
700 South Flower Street
Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

CONSULTANTS

STAMP

REVISIONS		
DATE	△	ISSUED FOR
XX/XX/XX	1	DESCRIPTION

DATE	05.17.2022
PROJECT NUMBER	2000455
DESIGNED BY	NE
DRAWN BY	NE
CHECKED BY	XX
SCALE	AS SPECIFIED

KEY MAP

PROJECT DESCRIPTION
CHOISSER RESIDENTIAL

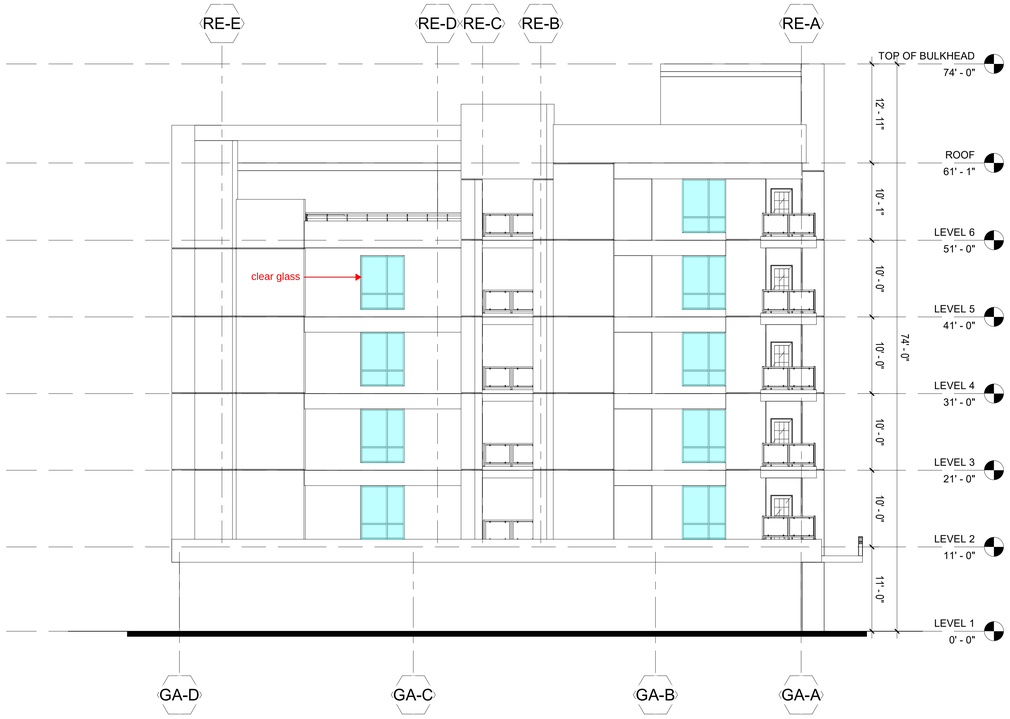
12233-12239 CHOISSER ROAD
GARDEN GROVE, CA 92840

DRAWING TITLE
PRELIMINARY GRADING AND DRAINAGE PLAN

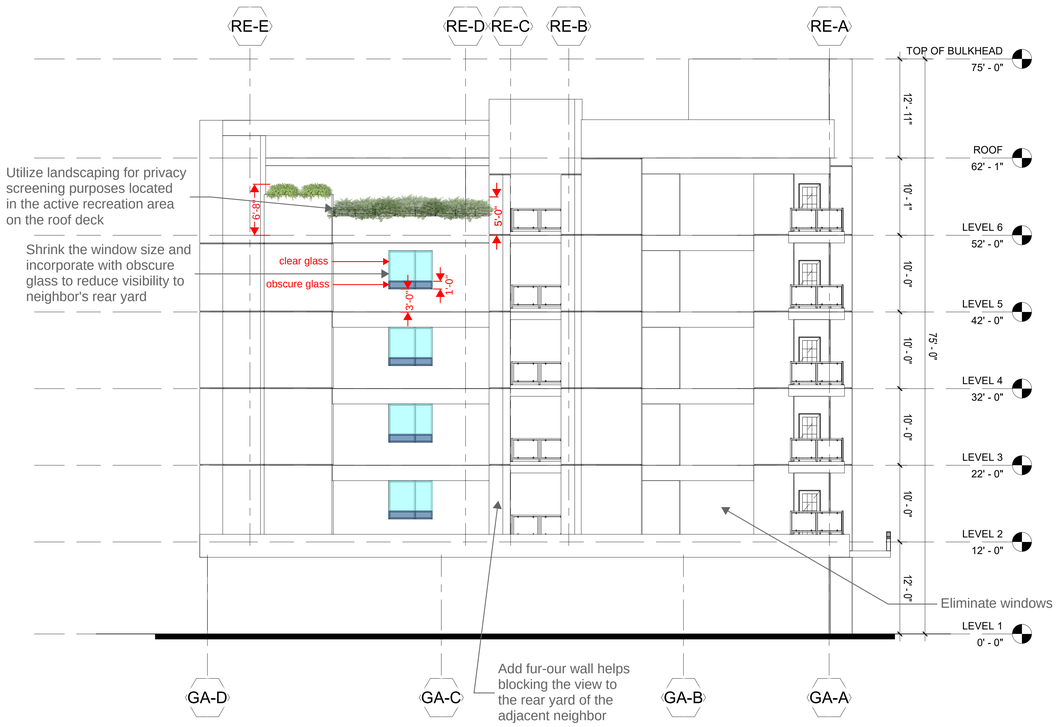
SHEET NUMBER (EXHIBIT NUMBER)
C1.00

P:\2020\2000455 Choisser Residential Lots\5 CAD\Sheets\2000455-C1.00GP.dwg, Jul 06, 2022 - 3:12pm

South Facade Neighborhood Privacy



SOUTH ELEVATION - BEFORE



SOUTH ELEVATION - AFTER





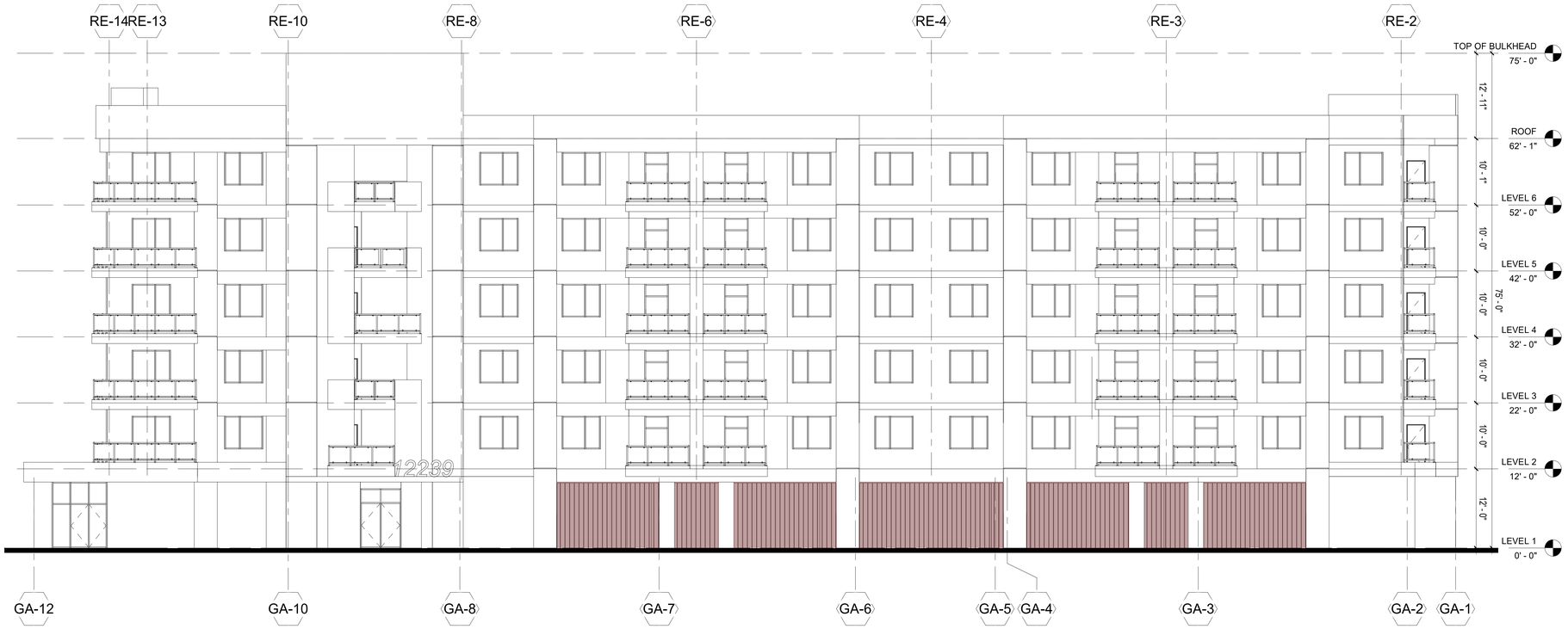
Green Screen for Privacy Protection

South End Residential Setback



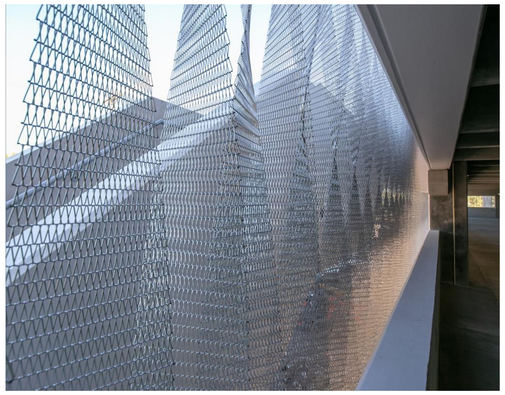
WEST ELEVATION

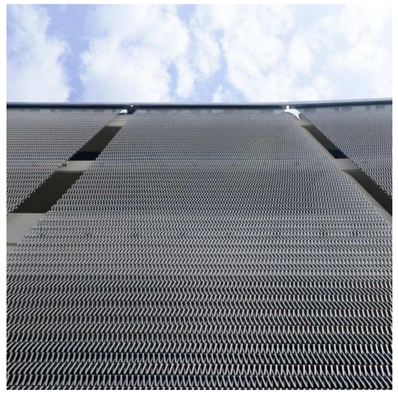
East Facade Ground Floor Garage Metal Panel



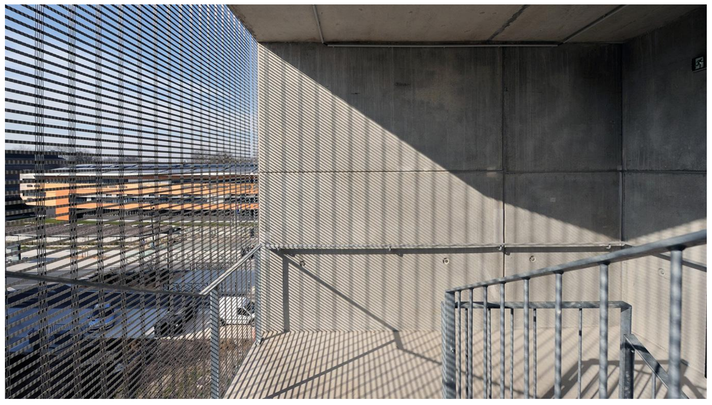
EAST ELEVATION















Storage Area Calculation



TYPICAL FLOOR PLAN

UNIT TYPES	QUANTITY	STORAGE PER UNIT (CUBIC FT.)	TOTAL STORAGE (CUBIC FT.)
STUDIO S1	1	243	243
1-BEDROOM A1	14	261	3,654
1-BEDROOM A2	4	387	1,548
2-BEDROOM B1/B2	30	711	21,330
3-BEDROOM C1	4	801	3,204
TOTAL	53		29,979

ATTACHMENT 3 - Vesting Tentative Parcel Map

VESTING TENTATIVE PARCEL MAP No. 2021-206

FOR RESIDENTIAL PURPOSES

LEGAL DESCRIPTION

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDEN GROVE, IN THE COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1: (NOT A PART OF THIS VTTM)

LOTS 213, 214, 215, 216 AND 217 OF TRACT NO. 2012, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 55, PAGES 47 THROUGH 49, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH PORTIONS OF LOTS 5, 6, 7 AND 8 OF TRACT NO. 2782, IN SAID CITY, SAID COUNTY AND SAID STATE AS PER MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE SOUTH 129.44 FEET OF THE WEST ½ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN THE RANCHO LAS BOLSAS IN SAID CITY, SAID COUNTY AND SAID STATE AS SHOWN ON A MAP THEREOF RECORDED IN BOOK 51, PAGE 7, ET SEQ. OF MISCELLANEOUS MAPS, IN SAID RECORDER'S OFFICE, TOGETHER WITH THE NORTH 12 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST IN SAID RANCHO LAS BOLSAS TOGETHER WITH THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LOS BOLSAS, EXCEPTING THEREFROM THE NORTH 12 FEET AND ALSO EXCEPTING THEREFROM THE SOUTH 200 FEET TOGETHER WITH THE NORTH 45 FEET OF THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, OF SAID RANCHO LAS BOLSAS TOGETHER WITH THE SOUTH 200 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34 IN TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS EXCEPT THE NORTH 45 FEET THEREOF AND ALSO EXCEPT THEREFROM THE SOUTH 84 FEET THEREOF, TOGETHER WITH THE SOUTH 84 FEET OF THE WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 10 WEST, IN SAID RANCHO LAS BOLSAS DESCRIBED MORE PARTICULARLY AS A WHOLE AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF HARBOR BOULEVARD AND TWINTREE LANE AS SHOWN ON SAID TRACT MAP 2012; THENCE EASTERLY ALONG THE CENTERLINE OF SAID TWINTREE LANE SOUTH 89°22'00" EAST 53.02 FEET; THENCE DEPARTING SAID CENTERLINE NORTH 00°38'00" EAST 30.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE AND THE SOUTHERLY LINE OF SAID LOT 217, SAID POINT BEING ALSO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 13.00 FEET, A RADIAL LINE TO SAID CURVE BEARS SOUTH 00°38'00" WEST AND THE TRUE POINT OF BEGINNING; THENCE ALONG SAID LINE OF LOT 217 AND WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°01'37" AN ARC DISTANCE OF 20.43 FEET TO THE WESTERLY LINE OF SAID LOT 217 AND A LINE PARALLEL WITH AND DISTANT EASTERLY 40 FEET MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE NORTHERLY ALONG SAID LOT LINE AND SAID PARALLEL LINE NORTH 00°39'55"EAST 91.26 FEET TO THE NORTHWEST CORNER OF SAID LOT 217; THENCE DEPARTING SAID PARALLEL LINE NORTH 89°22'11"WEST 40.00 FEET TO THE CENTERLINE OF SAID HARBOR BOULEVARD; THENCE ALONG SAID CENTERLINE NORTH 00°39'55"EAST 456.36 FEET TO THE SOUTHERLY LINE OF THE NORTH 129.44 FEET OF THE SOUTH 258.88 FEET OF THE WEST ½, SOUTHWEST ¼, NORTHWEST ¼, NORTHEAST ¼, SECTION 34; THENCE DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY LINE SOUTH 89°22'48"EAST 330.08 FEET TO THE WESTERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY LINE AND ALONG SAID WESTERLY TRACT LINE NORTH 00°39'59"EAST 129.44 FEET TO THE NORTHERLY TRACT LINE OF SAID TRACT NO. 2782; THENCE ALONG SAID NORTHERLY TRACT LINE SOUTH 89°22'48"EAST 30.79 FEET; THENCE LEAVING SAID NORTHERLY LINE SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 6 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 9.40 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 6 SOUTH 00°39'59"WEST 65.02 FEET TO THE NORTHERLY LINE OF LOT 7 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE SOUTH 89°22'48"EAST 16.12 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 7 SOUTH 00°39'59"WEST 64.42 FEET TO THE NORTHERLY LINE OF LOT 8 OF SAID TRACT; THENCE ALONG SAID NORTHERLY LINE OF LOT 8 SOUTH 89°22'48" EAST 9.08 FEET; THENCE LEAVING SAID NORTHERLY LINE OF LOT 8 SOUTH 00°39'59"WEST 43.57 FEET; THENCE SOUTH 89°20'05"EAST 4.61 FEET; THENCE SOUTH 00°39'59"WEST 20.85 FEET TO THE SOUTHERLY LINE OF SAID TRACT NO. 2782; THENCE LEAVING SAID SOUTHERLY TRACT LINE AND ALONG THE EASTERLY LINE OF THE SAID WEST 400 FEET OF THE NORTH ½ OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 34, SAID LINE BEING ALSO THE WESTERLY LINE OF TRACT NO. 2229 AS SHOWN ON A MAP RECORDED IN BOOK 67, PAGES 23 THROUGH 25, INCLUSIVE OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY SOUTH 00°39'55"WEST 326.99 FEET TO THAT NORTHERLY TRACT LINE OF SAID TRACT NO. 2012 COMMON TO LOTS 200 THROUGH 217 PER SAID TRACT; THENCE ALONG SAID TRACT LINE NORTH 89°22'11"WEST 14.59 FEET TO THE REAR CORNER OF LOTS 212 AND 213 OF SAID TRACT NO. 2012; THENCE LEAVING SAID TRACT LINE AND ALONG THE LINE COMMON TO SAID LOTS 212 AND 213 OF SAID TRACT NO. 2012 SOUTH 00°38'00"WEST 104.28 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID TWINTREE LANE; THENCE LEAVING SAID LOT LINE AND ALONG SAID RIGHT OF WAY NORTH 89°22'00"WEST 332.46 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBONS, BELOW A DEPTH OF 500 FEET, WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD AND AS SET FORTH IN GRANT DEED RECORDED DECEMBER 20, 2017 AS INSTRUMENT NO. 2017000548401 OF OFFICIAL RECORDS.

ALSO EXCEPTING THEREFROM OIL, GAS, MINERALS AND OTHER HYDROCARBONS, AS RESERVED IN GRANT DEED RECORDED MARCH 31, 1949 IN BOOK 1823, PAGE 196 OF OFFICIAL RECORDS.

PARCEL 2:

LOT 5 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 30.7 FEET THEREOF.

PARCEL 3:

LOT 6 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 40.10 FEET THEREOF.

PARCEL 4:

LOT 7 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 56.22 FEET THEREOF.

PARCEL 5:

LOT 8 OF TRACT NO. 2782, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 89, PAGES 24 AND 25 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE WESTERLY 65.30 FEET THEREOF.

EXCEPTIONS

(PER CHICAGO TITLE INSURANCE COMPANY ORDER No. 00131350-996-SD1-RT4 DATED DECEMBER 13, 2021)

1. THE RESERVATION FOR ROADS, RAILROADS AND DITCHES OF A STRIP OF LAND 15 FEET WIDE, ALONG, ADJOINING AND EACH SIDE OF THE QUARTER SECTION LINES, AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING ACROSS, INTO OR BY SAID TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS RESERVED IN THE DEED FROM THE STEARNS RANCHOS COMPANY RECORDED DECEMBER 13, 1892 IN BOOK 78, PAGE 181 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
2. THE RESERVATION OF A PORTION OF THE LAND FOR ROADS, RAILROADS, AND DITCHES AND THE RESERVATION OF THE USE AND CONTROL OF CIENEGAS, AND NATURAL STREAMS OF WATER, IF ANY, NATURALLY UPON, FLOWING, ACROSS, INTO OR BY SAID DESCRIBED TRACT, AND THE RIGHT OF WAY FOR AND TO CONSTRUCT IRRIGATION OR DRAINAGE DITCHES THROUGH SAID TRACT TO IRRIGATE OR DRAIN THE ADJACENT LAND, AS CONTAINED IN THE DEED FROM STEARNS RANCHO COMPANY RECORDED APRIL 07, 1894 IN BOOK 87, PAGE 87 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
3. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED APRIL 4, 1917 IN BOOK 300 PAGE 376 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
4. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED OCTOBER 14, 1926 IN BOOK 681 PAGE 186 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
5. THE COUNTY OF ORANGE, HOLDER OF AN EASEMENT FOR ROAD PURPOSES BY DOCUMENT RECORDED MAY 13, 1947 IN BOOK 1521 PAGE 294 OF OFFICIAL RECORDS AND RE-RECORDING DOCUMENT RECORDED MARCH 29, 1948 IN BOOK 1743 PAGE 131 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
11. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED FEBRUARY 10, 1954 IN BOOK 2667 PAGE 2 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
14. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 13, 1955 IN BOOK 3030 PAGE 91 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
15. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 116 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
16. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED APRIL 20, 1955 IN BOOK 3037 PAGE 117 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
17. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR HIGHWAY PURPOSES BY DOCUMENT RECORDED AUGUST 15, 1955 IN BOOK 3174 PAGE 569 OF OFFICIAL RECORDS AND RESOLUTION NO. 3298-57 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MARCH 8, 1967 IN BOOK 8193 PAGE 441 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

⟨19⟩ SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES AND CONDUITS BY DOCUMENT RECORDED JUNE 20, 1956 IN BOOK 3551 PAGE 382 OF OFFICIAL RECORDS.

⟨20⟩ THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY, HOLDER OF AN EASEMENT FOR POLE LINES BY DOCUMENT RECORDED JUNE 29, 1956 IN BOOK 3562 PAGE 584 OF OFFICIAL RECORDS.

21. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED OCTOBER 9, 1956 IN BOOK 3671 PAGE 384 OF OFFICIAL RECORDS AND RESOLUTION NO. 2961-65 OF THE CITY COUNCIL OF THE CITY OF GARDEN GROVE RECORDED MAY 19, 1965 IN BOOK 7525 PAGE 992 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
22. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 459 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
23. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED APRIL 21, 1960 IN BOOK 5206 PAGE 460 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
24. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 192 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
25. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED NOVEMBER 27, 1961 IN BOOK 5924 PAGE 195 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
26. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED DECEMBER 14, 1961 IN BOOK 5943 PAGE 952 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
27. THE CITY OF GARDEN GROVE, HOLDER OF AN EASEMENT FOR STREET AND HIGHWAY PURPOSES BY DOCUMENT RECORDED MAY 15, 1963 IN BOOK 6549 PAGE 879 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
29. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT NO. 2686 RECORDED JUNE 1, 1979 IN BOOK 13170 PAGE 730 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
30. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED MAY 26, 1987 IN INSTRUMENT NO. 1987-293660 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
31. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED NOVEMBER 23, 1987 IN INSTRUMENT NO. 1987-656163 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
32. THE PACIFIC BELL TELEPHONE COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED AUGUST 29, 2017 IN INSTRUMENT NO. 2017000364545 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
33. SOUTHERN CALIFORNIA EDISON COMPANY, HOLDER OF AN EASEMENT FOR PUBLIC UTILITIES BY DOCUMENT RECORDED SEPTEMBER 22, 2017 IN INSTRUMENT NO. 2017000404700 OF OFFICIAL RECORDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)
41. THE RESERVATION OF LAND FOR INGRESS AND EGRESS, AND PUBLIC UTILITIES, AS CONTAINED IN THE DEED FROM CLARENCE A. PINGSTON AND ANN PINGSTON, RECORDED AS BOOK 1926 PAGE 334 OF DEEDS. (LOCATED OUTSIDE OF VTTM PROPERTY IN QUESTION)

*REMAINING PRELIMINARY TITLE REPORT ITEMS NOT NOTED AS BEING "PLOTTED HEREON" ARE EITHER NOT PLOTTABLE, BLANKET IN NATURE OR NOT A SURVEY MATTER.

PROJECT NOTES

PROJECT CONSISTS OF 1 GROUND LOT.

PROPOSED RESIDENTIAL DEVELOPMENT WITH UP TO 55 RESIDENTIAL UNITS ACROSS THE SITE.

CHOISSER ROAD IS A PUBLIC STREET.

THE PROJECT IS WITHIN A LIQUEFACTION ZONE PER OC SERVICES WEBSITE.

ALL PROPOSED SLOPES (IF ANY) ARE 2:1 (H:V) MAXIMUM AS REQUIRED BY THE CALIFORNIA BUILDING CODE UNLESS OTHERWISE NOTED.

BUILDING SETBACK LINES SHALL BE SET AS FOLLOWS UNLESS OTHERWISE NOTED:
REAR YARD – 10 FT

AVERAGE SLOPE OF BOTH FEASIBLE ACCESS ROUTE AND FEASIBLE BUILDING SIDE DOES NOT EXCEED TEN PERCENT (10%).

THE PROJECT SHALL BE IN COMPLIANCE WITH APPENDIX 33 OF THE UNIFORM BUILDING CODE (CURRENT EDITION).

EXISTING UTILITIES: UNDERGROUND UTILITIES SHOWN HEREON WERE OBTAINED FROM CITY SUBSTRUCTURE MAPS. CERTAIN UTILITIES SUCH AS TRAFFIC SIGNAL LINES AND ABANDONED LINES MAY NOT BE SHOWN HEREON.

PROPOSED UTILITIES: SEWAGE AND DRAINAGE WILL BE PROVIDED BY THE CITY OF GARDEN GROVE INFRASTRUCTURE SYSTEMS.

THE SITE SHALL TE INTO EXISTING SEWER INFRASTRUCTURE.

LOT CONFIGURATIONS AND SIZES ARE APPROXIMATE IN NATURE AND WILL BE FINALIZED DURING THE FINAL MAP PHASE.

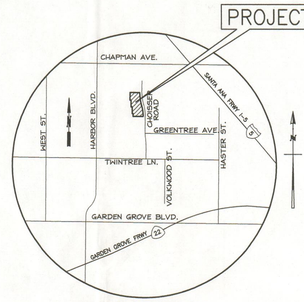
WE RESERVE THE RIGHT TO CONSOLIDATE LOTS.

PROPOSED RECIPROCAL INGRESS/EGRESS EASEMENTS (IF ANY) ARE YET TO BE DETERMINED.

THE SITE DOES NOT CONTAIN ANY PROTECTED TREES. ALL TREES ARE TO BE REMOVED.

ALL EXISTING BUILDINGS ARE TO BE REMOVED, UNLESS NOTED OTHERWISE.

WE RESERVE THE RIGHT TO PHASE THE FINAL MAP.



VICINITY MAP
(NOT TO SCALE)

COMMENTS

DATES OF SURVEY . . .	OCTOBER & NOVEMBER 2019 SEPTEMBER 2020
SITE ADDRESS	12233, 12235, 12237 & 12239 CHOISSER ROAD, GARDEN GROVE, CA 92840
APN NO.	231-491-12, 231-491-13, 231-491-14 & 231-491-15
BOUNDARY LINES . . .	WERE ESTABLISHED FROM THE RECOVERED CITY, COUNTY AND/OR PRIVATE ENGINEER MONUMENTS WHOSE CHARACTER AND SOURCE ARE SO NOTED ON THE SURVEY.
BASIS OF BEARINGS . .	THE BEARING OF N00°12'40"W OF THE CENTERLINE OF HARBOR BOULEVARD AS SHOWN ON THE MAP OF TRACT NO. 2012 AS RECORDED IN BOOK 55, PAGE 47 OF MAPS, RECORDS OF RECORDS COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.
BENCHMARK	ORANGE COUNTY BENCHMARK NO. 1F-161-92: DESCRIBED BY O.C.S. 2002-FOUND 3 3/4" O.C.S. ALUMINUM BENCHMARK DISK STAMPED "1F-161-92", SET IN THE SOUTHEASTERLY CORNER OF 4 FT BY 10 FT CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE NORTHEASTERLY CORNER OF THE INTERSECTION OF LAMPSON AVENUE AND HARBOR BOULEVARD, 92 FT EASTERLY OF THE CENTERLINE OF HARBOR BOULEVARD AND 25 FT NORTHERLY OF THE CENTERLINE OF LAMPSON AVENUE. MONUMENT IS SET LEVEL WITH THE SIDEWALK. ELEVATION: 111.988' (NAVD 88) YEAR LEVELED 2010
⟨#⟩	INDICATES PRELIMINARY TITLE REPORT SCHEDULE B EXCEPTION NUMBER PLOTTED HEREON.
UTILITIES	ALL VISIBLE ABOVE-GROUND UTILITY FEATURES SHOWN ON THIS MAP WERE OBTAINED BY CONVENTIONAL MEANS. ABOVE-GROUND UTILITIES WERE COMBINED WITH CITY OF GARDEN GROVE SUBSTRUCTURE MAPS TO PLOT UNDERGROUND UTILITY LINES SHOWN HEREON. NO REPRESENTATION IS MADE AS TO THE COMPLETENESS OF SAID UTILITY INFORMATION AND ANY USER OF THIS INFORMATION SHOULD CONTACT THE UTILITY OR GOVERNMENT AGENCY DIRECTLY.
FLOOD INSURANCE RATE MAP.	ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PER FLOOD INSURANCE RATE MAP (FIRM) MAP PANEL MAP NO. 06037C1636G EFFECTIVE DATE DECEMBER 21, 2018.
ZONING INFORMATION	PUD(C), PUD-128-12

SITE AREA

GROSS AREA (EXISTING CONDITIONS)

LOT 5 TRACT NO. 17455	7,209 SQ. FT. OR 0.165 ACRES
LOT 6 TRACT NO. 17455	7,229 SQ. FT. OR 0.166 ACRES
LOT 7 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
LOT 8 TRACT NO. 17455	7,223 SQ. FT. OR 0.166 ACRES
TOTAL AREA	28,884 SQ. FT. OR 0.663 ACRES

NET AREA (PROPOSED CONDITIONS)
28,884 SQ. FT. OR 0.663 ACRES

UTILITY PROVIDERS

WATER: CITY OF GARDEN GROVE WATER DIVISION (714) 741-5395
SEWER: CITY OF GARDEN GROVE SEWER DIVISION (714) 741-5395
GAS: SOUTHERN CALIFORNIA GAS COMPANY (714) 634-3052
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY (714) 973-5449
TELEPHONE: PACIFIC BELL (714) 666-5440
CABLE TV: TIME WARNER COMMUNICATIONS (714) 903-8307

ENGINEERING RESOURCES OF SOUTHERN CALIFORNIA, INC.
9/15/22 DATE
RECOMMENDED FOR APPROVAL

PREPARED UNDER THE DIRECTION OF:

LICENSED LAND SURVEYOR
CHRISTOPHER M. JONES
No. 8193
STATE OF CALIFORNIA

CHRISTOPHER M. JONES
CHRIS.JONES@KPFF.COM

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

GENERAL NOTES:

OWNER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

SUBDIVIDER:
INVESTEL GARDEN RESORTS LLC
12966 EUCLID STREET, SUITE 300
GARDEN GROVE, CA 92840
ATTN: KENHAO HSU
(626) 660-8718

LAND SURVEYOR:
KPFF CONSULTING ENGINEERS, INC.
700 FLOWER ST., SUITE 2100
LOS ANGELES, CA 90017
ATTN: CHRISTOPHER JONES, PLS 8193
(213) 418-0201

CITY OF GARDEN GROVE
PW/ENGINEERING
PLAN CHECK No. 2ND
DATE RECEIVED 9/14/22
RECEIVED BY MH
DATE RETURNED 9/15/22
RETURNED BY

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

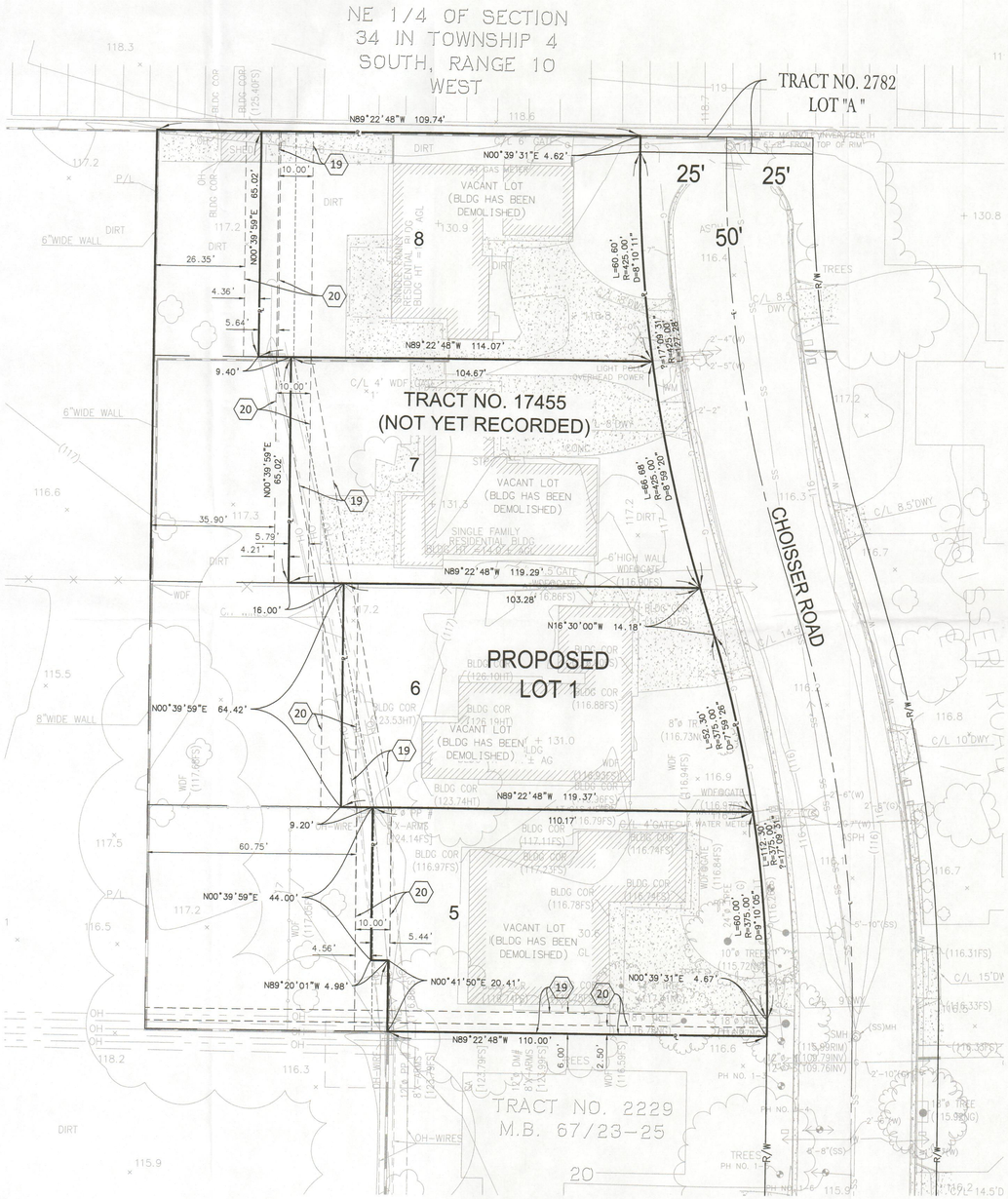
PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 1 0F 2

VESTING TENTATIVE PARCEL MAP No. 2021-206



N

0 10' 20'

SCALE: 1"=20'

ABBREVIATION

ASPH	ASPHALT
BW	BACK OF WALK
CB	CATCH BASIN
CF	CURB FACE
CD	CURB DRAIN
CONC	CONCRETE
CO	CLEAN OUT
CL	CENTER LINE
CLF	CHAIN LINK FENCE
D/L	DAYLIGHT
DCV	DETECTOR CONTROL VALVE
DI	DRAIN INLET
DF	DRINKING FOUNTAIN
DM	DEAD MAN
DP	DRAIN PIPE
DWY	DRIVE WAY
EC	EDGE OF CONCRETE
EFOW	EAST FACE OF WALL
ELEC	ELECTRICAL
EPB	ELECTRICAL PULL BOX
EP	EDGE OF PAVEMENT
EMH	ELECTRICAL MANHOLE
EVLT	ELECTRICAL VAULT
EUTIL	ELECTRICAL UTILITY
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISH FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FLGP	FLAG POLE
FOW	FACE OF WALL
FP	FINISH PAVEMENT
FS	FINISH SURFACE
GA	GUY ANCHOR
GVA	GAS VALVE ASSEMBLY
GB	GRADE BREAK
GP	GUARD POST
GV	GAS VALVE
GM	GAS METER
HB	HOSE BIB
HH	HAND HOLE
HP	HIGH POINT
HR	HAND RAIL
INV	INVERT
LD	LANDING AREA
LIP	LIP OF GUTTER
LTLT	LOT LIGHT
MH	MANHOLE
MISC	MISCELLANEOUS
MON-SIGN	MONUMENT SIGN
MON-WELL	MONITORING WELL
N	NORTH
NFOW	NORTH FACE OF WALL
N.T.S	NOT TO SCALE
NG	NATURAL GROUND
OH	BUILDING OVERHANG
OH-WIRES	OVERHEAD WIRES
PA	PLANTING AREA
PRKWY DRN	PARKWAY DRAIN
PIV	POST INDICATOR VALVE
P/L	PROPERTY LINE
PP	POWER POLE
PVC PIPE	POLYVINYL CHLORIDE PIPE
SCO	SEWER CLEANOUTS
SFOW	SOUTH FACE OF WALL
SDMH	STORM DRAIN MANHOLE
SP	SIGN POST
STP	STEPS
STLT	STREET LIGHT/LIGHT STANDARD
TC	TOP OF CURB
TE	TRASH ENCLOSURE
TELE-CAB	TELEPHONE CABINET
TELE-PED	TELEPHONE PEDESTAL
TH	THRESHOLD
TSPB	TRAFFIC SIGNAL PULL BOX
TSLT	TRAFFIC SIGNAL LIGHT
TW	TOP OF WALL
TVLT	TELEPHONE VAULT
TWC	TOP OF WALL CONCRETE
TWB	TOP OF WALL BLOCK
UTIL	UTILITY
UTIL-CAB	UTILITY CABINET
VLT	VAULT
W	WEST
WB	BLOCK WALL
WDF	WOOD FENCE
WFOW	WEST FACE OF WALL
WM	WATER METER
WRIF	WROUGHT IRON FENCE
WSO	WATER SHUT OFF VALVE
WTR	WATER
WVLT	WATER VAULT
WV	WATER AVLVE

LEGEND

SEWER MANHOLE
WATER VALVE
CONCRETE
UTILITY PULL BOX
SIGN POST
POST
STREET LIGHT
POWER POLE
CHAIN LINK FENCE
EDGE OF PAVEMENT
WALL
RETAINING WALL

kpff
700 FLOWER ST., Suite 2100
Los Angeles, CA 90017
O: 213.418.0201
F: 213.266.5294
www.kpff.com

REVISIONS		
DATE	△	ISSUED FOR

DATE	06/29/2022
PROJECT NUMBER	2100802
DRAWN BY	DB
CHECKED BY	CJ
SCALE	AS SPECIFIED

PROJECT DESCRIPTION

CHOISSER LOT

SHEET NUMBER

SHEET 2 0F 2